



**3007 Windsong Boulevard SW
Airdrie, Alberta**

MLS # A2191439



\$485,000

Division:	Windsong		
Type:	Residential/Five Plus		
Style:	2 Storey, Attached-Side by Side		
Size:	1,318 sq.ft.	Age:	2011 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Landscaped, Lawn, Low Maintenance Landscape, Rectangular L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

OPEN HOUSE SAT. MAR 15TH 2-4PM... NO CONDO FEES!!! Immaculate 2 storey with DOUBLE ATTACHED GARAGE off a paved alley!!! THIS HOME BOAST 3 BEDROOMS PLUS A BONUS LOFT AREA ON THE UPPER FLOOR. 2.5 Bathrooms!! Primary bedroom features a walk in closet and 4-piece ensuite. The 2 additional upper bedrooms share an additional 4-piece bathroom. Large upper loft area offers a huge west facing balcony!!! Main level features a sizable living room, dining area, kitchen complete with ample cabinets, full Stainless Steel appliance package and 2PC bathroom. The undeveloped basement offers a blank canvas, ready to be developed to meet your needs with a large window and bathroom rough-in. Windsong Heights School K-8 is at your front door. Within minutes is Red Barn Park and Chinook Wind Park. This established community offers a splash park, pump track, skate park, outdoor rinks, rock climbing park and much more. Close by are all daily amenities, shops, restaurants and Coopers Town Promenade. This move-in ready home is in a well established neighborhood!! Directions: