

\$449,900 - 3033 Windsong Boulevard Sw, Airdrie

MLS® #A2091245

\$449,900

2 Bedroom, 3.00 Bathroom, 1,261 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

Welcome to your next home in the heart of Airdrie's family-friendly community! This move-in ready boasts two spacious bedrooms upstairs and a bonus room that connects to a large west-facing upper deck, perfect for enjoying those beautiful Alberta sunsets. Step inside, and you'll be greeted by the fresh scent of new carpets and a freshly painted interior that exudes a sense of cleanliness and comfort. The "U"-shaped kitchen offers ample space for your cooking and entertaining needs. Upstairs, you'll find generously sized bedrooms. The master bedroom features an ensuite bathroom for your convenience, and large walk in closet. There's a second 4-piece bathroom on this level, ensuring everyone's comfort and privacy. This home is not just a cozy haven but also a practical one. The double attached garage will come in handy during the upcoming winter months, ensuring your vehicles remain snow-free. For Families with school-age children, the Windsong Heights (K-8) school is just a short walk away. And speaking of easy walks, the Chinook Winds Regional Park, one of Airdrie's best parks, is just a short 6-minute stroll or a 2-minute bike ride from your doorstep. The park is a true community gem, offering a wide range of amenities for all ages. Enjoy the skateboard park, cool off at the splash park on hot summer days, grab a snack at the concession stand, or partake in beach volleyball, and so much more. In the winter, the tobogganing hill is a hit with the kids,



adding to the year-round enjoyment you'll experience living in this wonderful neighborhood. With so much to offer, this home is a must-see. Make sure to put it on your list, and experience the comfort, convenience, and sense of community that it offers. Put this one on your list!

Built in 2011

Essential Information

MLS® #	A2091245
Price	\$449,900
Sold Price	\$460,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,261
Acres	0.04
Year Built	2011
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	3033 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Street Lighting
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 2nd, 2023
Date Sold	November 13th, 2023
Days on Market	11
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	REAL BROKER
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