

\$469,900 - 3125 Windsong Boulevard Sw, Airdrie

MLS® #A2111876

\$469,900

2 Bedroom, 3.00 Bathroom, 1,251 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

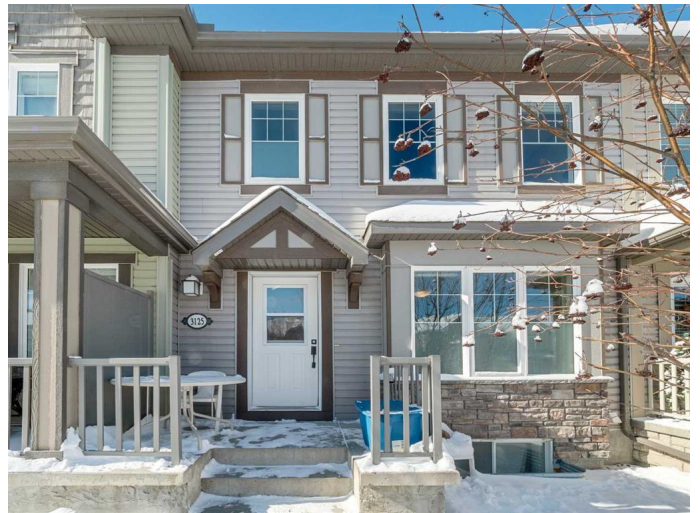
Back on the Market due to Financing ...

â€œNo Condo Feesâ€• Welcome to this exceptional 2 bedroom (each with their own ensuite), 2.5 bath townhome offering a rare opportunity to enjoy maintenance-free living with NO condo fees! Nestled in the heart of Windsong, this home presents a perfect blend of comfort, convenience, and style, making it an ideal choice for families, professionals, or investors alike.

Upon arrival, you'll immediately appreciate the prime location, just steps away from the local elementary school, providing effortless access to education and fostering a sense of community. As you step inside, the pride of ownership shines through, with meticulous attention to detail.

The open living room invites an abundance of natural light, courtesy of large south-facing windows, creating a warm and inviting atmosphere to relax and unwind. The well-appointed kitchen, boasts granite countertops, modern stainless steel appliances, and a spacious breakfast bar, perfect for casual dining or entertaining guests.

Upstairs, the versatile Loft/Bonus room offers endless possibilities, whether utilized as a cozy TV room, a home office, or a quiet retreat for reading or hobbies. Step outside onto the expansive deck, which overlooks detached residential yards, offering a private and desirable location for outdoor enjoyment and relaxation.



The dual master bedroom layout is a standout feature, catering perfectly to roommates or families with children. Both bedrooms are generously sized and boast ensuites and walk-in closets, ensuring comfort and convenience for all occupants.

The double attached garage, provides ample space for parking and storage, with additional street parking available out front for guests or extra vehicles.

The fully permitted basement awaits your personal touch, offering endless possibilities for customization. With only flooring and trim needed to complete the space, this area presents an exciting opportunity to expand your living area or create the ultimate entertainment zone. Plus, with a rough-in for a bathroom and laundry facilities already in place, the groundwork has been laid for added convenience.

Don't miss out on this fantastic opportunity to own a piece of paradise in the desirable community of Windsong. With its great location, modern amenities, and endless potential, this townhome is sure to exceed your expectations. Schedule a viewing today and make your homeownership dreams a reality!

Built in 2012

Essential Information

MLS® #	A2111876
Price	\$469,900
Sold Price	\$480,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,251
Acres	0.03

Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3125 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3T3

Amenities

Parking Spaces	2
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Granite Counters, No Smoking Home, Pantry, See Remarks, Storage
Appliances	Dishwasher, Dryer, Garage Control(s), Gas Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Balcony, Other
Lot Description	Back Lane, Front Yard, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 4th, 2024
Date Sold	March 29th, 2024
Days on Market	25

Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	2% Realty
----------------	-----------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.