

\$449,900 - 3096 Windsong Boulevard Sw, Airdrie

MLS® #A2113685

\$449,900

2 Bedroom, 4.00 Bathroom, 1,125 sqft

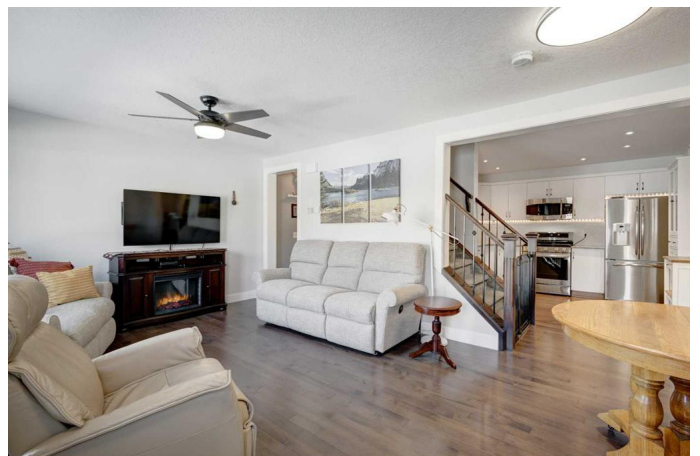
Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Introducing this exquisite townhome nestled in Airdrie's Windsong community. Boasting almost 1700 SF of meticulously designed fully developed living space, this home presents an ideal opportunity for those seeking modern living WITHOUT the burden of CONDO FEES. Upon arrival, you'll be captivated by its charming curb appeal, boasting classic hues, faux shutters, a wrought iron fence, and a delightful perennial garden.

Step inside to discover a stylish living room adorned with abundant natural light streaming through the expansive front windows and refined light fixtures throughout. The modern white kitchen exudes sophistication with its clean lines, gleaming stainless steel appliances, and a chic white brick backsplash, perfectly marrying trendiness with timeless elegance. Designed with practicality in mind, the well-planned and spacious floor plan accommodates multiple cooks effortlessly, offering ample space for a cozy dining area. Rich hardwood floors adorn the main level, complemented by plush newer carpeting upstairs, where 2 generously sized bedrooms await, each boasting its own ensuite and walk-in closet. Downstairs, the developed basement presents endless possibilities, whether utilized as a recreational haven, third bedroom, home gym, or playroom.

Convenience is paramount, with a convenient half bath, laundry facilities, and ample storage space at your disposal. Step outside onto the



expansive back deck, offering a private outdoor oasis that feels like an extension of your living space. Perfect for entertaining or unwinding, this area invites you to set up a grill, patio set, and relax under the shade of the electric awning. Additional features include a HEATED double garage with back alley access and AIR CONDITIONING to ensure comfort during hot summer nights. Positioned on the south side of Airdrie, Windsong is situated within close proximity to parks, walking paths, Chinook Winds Park, and a host of amenities, this property offers unparalleled convenience and accessibility, making it an ideal place to call home. Don't miss the opportunity to make this exceptional residence yours!

Built in 2012

Essential Information

MLS® #	A2113685
Price	\$449,900
Sold Price	\$475,000
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,125
Acres	0.03
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	3096 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 3R7

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Open Floorplan, Pantry, Sauna, See Remarks, Storage, Sump Pump(s), Walk-In Closet(s), WaterSense Fixture(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	March 11th, 2024
Date Sold	March 15th, 2024
Days on Market	5
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	eXp Realty
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