

# \$449,900 - 3019 Windsong Boulevard Sw, Airdrie

MLS® #A2246804

**\$449,900**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.03 Acres

Windsong, Airdrie, Alberta

NO CONDO FEES - FULLY FINISHED &  
TASTEFULLY UPGRADED

UNBEATABLE LOCATION OVER 1700  
SF OF DEVELOPED LIVING SPACE - 3

BEDROOM 3 BATHROOM. Welcome to your dream move-in ready home in the vibrant community of Windsong! This stunning home is ideally situated directly across from Windsong Heights School and right next to a beautiful park & green space! This once in a lifetime package is just minutes away from all levels of schools, shopping, recreation & all amenities! Boasting OVER 1700 SF of developed living space, this home offers a comfortable and functional layout designed for modern living. Some recent upgrades include a fresh coat of paint throughout the entire house, all new luxury vinyl plank flooring on the main and basement and new carpet on the upper level. The open-concept living room features large southeast-facing windows that frame beautiful neighborhood views and fill the space with natural light. The kitchen is equipped with all updated appliances, ample cabinet space, and tons of counter space—perfect for everyday use. Rounding out the main floor is a 2 pce powder room & access to your double attached garage (with 220 plug). Upstairs, you'll find three generously sized bedrooms, including a primary suite with a spa-inspired 4-piece ensuite & a walk-in closet. A full 4-piece bathroom serves the two other generous bedrooms. Also on this level is a loft/bonus



room, ideal for relaxing, office or work-out area. Outdoor living is a breeze with a deck located just off the loft/bonus room with views of the beautiful community. The fully developed basement adds even more living space, with a charming family room/bedroom with a full sized (enlarged/legal) window, and a bathroom rough-in under the flooring adding plenty of flexibility for entertainment, guests, and a future bathroom. Your generously sized double-attached garage is conveniently located at the rear of the home with a 220v outlet and a paved back lane. Don't miss your chance to make this one-of-a-kind townhome yours. Book your private showing today - Vacant for quick possession!

Built in 2011

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2246804      |
| Price          | \$449,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,420         |
| Acres          | 0.03          |
| Year Built     | 2011          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 3019 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |

Postal Code T4B 0Y3

### Amenities

Parking Spaces 2

Parking Double Garage Attached, 220 Volt Wiring, Alley Access, Insulated, Paved

# of Garages 2

### Interior

Interior Features Bathroom Rough-in, Recessed Lighting, Storage, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None

Has Basement Yes

Basement Full

### Exterior

Exterior Features None

Lot Description Back Lane, Landscaped, Few Trees, Low Maintenance Landscape

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed August 7th, 2025

Days on Market 84

Zoning R2-T

### Listing Details

Listing Office 2% Realty

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