

# \$545,000 - 3105 Windsong Boulevard Sw, Airdrie

MLS® #A2219631

**\$545,000**

3 Bedroom, 4.00 Bathroom, 1,417 sqft

Residential on 0.07 Acres

Windsong, Airdrie, Alberta

Big on style, low on compromise - THIS is Windsong living done right! Fantastic 3 Bedroom Mattamy built home, just steps from some of Airdrie's best schools & amenities, perfectly equipped with a big WEST FACING backyard and single ATTACHED GARAGE! A spacious covered Front Porch leads inside to the Foyer where you instantly appreciate how bright this home is, hosting an organized closet behind sliding mirrored doors to tuck away your outdoor gear. Past the 2-pc Powder Room is a large carpeted Living Room, kept cozy by the beautiful gas fireplace with tile surround & a white mantle. Durable rich laminate floors compliment the Kitchen & adjacent Dining Nook. Step out the sliding glass doors leading to the sunny back deck. The oversized granite eat-up Kitchen Island - is a great space to gather and entertain. This perfectly equipped Kitchen hosts SS appliances, an abundance of gorgeous cupboards including beneath the island, a tiled backsplash, and steps into a functional "drop and go" style Mudroom with your Pantry and Garage access. Upstairs in a great-sized Primary Suite, inclusive of a big Walk-In Closet and 5-Pc ensuite that's impressive! The ensuite retreat Features a huge jetted soaker tub, double vanities, and an upgraded walk-in 10mil shower. There's 2 additional spacious Bedrooms upstairs, a 4-pc Bathroom with linoleum floors, and a convenient Laundry Closet with hidden away stacking Washer & Dryer. Downstairs



most of the work is already done for you, and this fantastic lower-level simply awaits your vision. There's a huge Rec Room area with enough space for a potential future Bedroom, storage space, and a 3-pc Bathroom almost done - ready for your final touches to the shower, and the best part is - there's permits for electrical and plumbing! This WEST FACING backyard is the ideal summer hang-out spot, with wood deck overlooking the massive fenced yard, already landscaped, with a hot & cold outdoor water tap and with endless potential. This home is an unbeatable opportunity, schedule your private viewing and start packing your moving boxes!

Built in 2012

### Essential Information

MLS® #	A2219631
Price	\$545,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,417
Acres	0.07
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3105 Windsong Boulevard Sw
Subdivision	Windsong
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 3R8

### Amenities

Parking Spaces 2

Parking Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street, Oversized, Single Garage Attached

# of Garages 1

### Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings

Heating Forced Air

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Great Room, Mantle

Has Basement Yes

Basement Full, Partially Finished

### Exterior

Exterior Features Other

Lot Description Back Yard, Front Yard, Landscaped

Roof Asphalt

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### Additional Information

Date Listed May 12th, 2025

Days on Market 6

Zoning R1-U

### Listing Details

Listing Office RE/MAX First

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.