

\$678,000 - 4168 Windsong Boulevard Sw, Airdrie

MLS® #A2265698

\$678,000

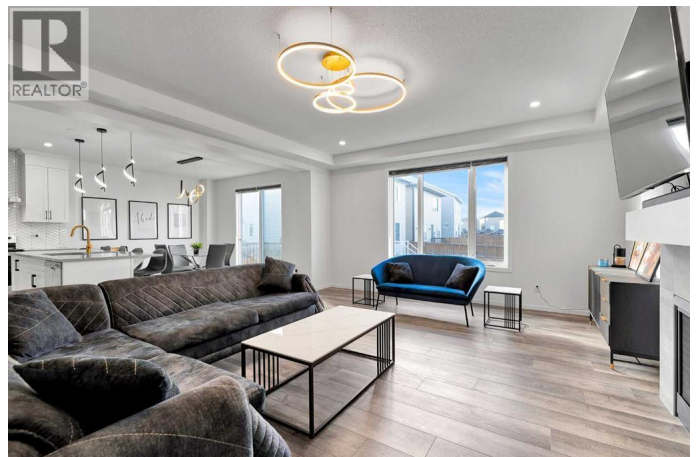
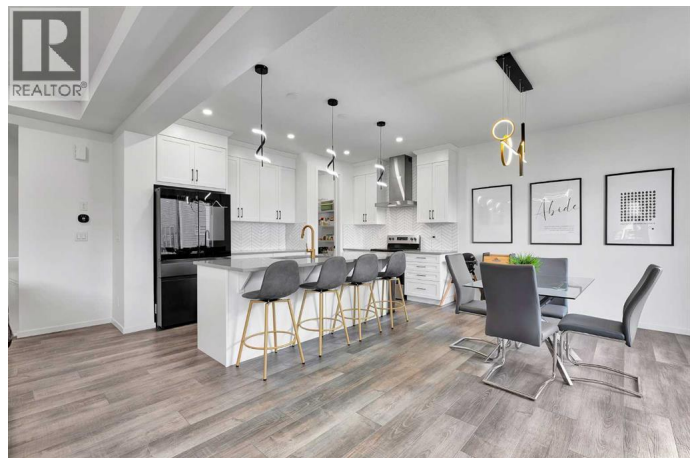
3 Bedroom, 3.00 Bathroom, 2,357 sqft

Single Family on 0.08 Acres

South Windsong, Airdrie, Alberta

MODERN FAMILY HOME IN SOUGHT-AFTER SOUTHWINDS! BUILT IN 2021 | WEST-FACING BACKYARD | AIR-CONDITIONING | STEPS TO PARKS, SCHOOLS & SHOPPING

Welcome to this MODERN DETACHED HOME offering 2,409 SQ.FT. of beautifully finished living space plus a 777 SQ.FT. unfinished basement, ready for your personal touch! Designed with today's family in mind, this home combines style, comfort, and convenience in one of Airdrie's most popular communities. Step inside and be greeted by a bright, open-concept main floor featuring 9FT CEILINGS and VINYL PLANK FLOORING. The stunning kitchen impresses with QUARTZ COUNTERTOPS, a HERRINGBONE TILE BACKSPLASH, BLACK STAINLESS STEEL SMART FRIDGE, WALK-IN PANTRY, and a large ISLAND WITH SEATING—perfect for casual dining. The spacious living room with TRAY CEILING centers around a TILED GAS FIREPLACE WITH A MODERN MANTEL, while the adjacent dining area features PATIO DOORS TO THE DECK -ideal for BBQs and A SUNNY WEST-FACING BACKYARD. Upstairs, the BONUS ROOM with 14FT VAULTED CEILINGS and FRENCH DOORS TO A PRIVATE BALCONY offers the perfect space for family movie nights or kids play area. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET and a SPA-INSPIRED ENSUITE featuring a SOAKER TUB, DOUBLE VANITY, and OVERSIZED SHOWER. Two



additional spacious bedrooms, a full family bathroom, and a large linen closet complete the upper level. The UNFINISHED BASEMENT (insulated, with egress windows and bathroom rough-in) provides endless potential for future development. Additional highlights include CENTRAL AIR-CONDITIONING and an ATTACHED DOUBLE GARAGE. Located in the FAMILY-FRIENDLY COMMUNITY OF SOUTHWINDS, this home is within walking distance to PARKS, PATHWAYS, SHOPPING, AND TRANSIT. The PICKLEBALL COURTS & PUMP TRACK are just minutes away. And the NEW SOUTH WINDSONG “9 SCHOOL is opening Fall 2027. With easy access to Calgary and only 10 minutes to Stoney Trail, this location truly has it all! Don’t miss your chance to own this MODERN, MOVE -IN READY HOME IN A PRIME LOCATION – book your showing today and see why this could be the smart move for you! (id:6289)

Built in 2021

Essential Information

Listing #	A2265698
Price	\$678,000
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	2,357
Acres	0.08
Year Built	2021
Type	Single Family
Sub-Type	Freehold

Community Information

Address	4168 Windsong Boulevard Sw
Subdivision	South Windsong
City	Airdrie

Province	Alberta
Postal Code	T4B5H3

Amenities

Amenities	Park, Playground, Recreation Nearby, Schools, Shopping
Features	PVC window, No Animal Home, No Smoking Home
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Washer, Refrigerator, Range - Electric, Dishwasher, Dryer, Microwave, Humidifier, Hood Fan, Window Coverings, Garage door opener
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2

Exterior

Exterior	Vinyl siding
Exterior Features	Lawn
Foundation	Poured Concrete

Listing Details

Listing Office	2% Realty
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