

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

MLS® #A2152348

**\$545,000**

3 Bedroom, 4.00 Bathroom, 1,417 sqft  
Residential on 0.07 Acres

Windsong, Airdrie, Alberta

~ OPEN HOUSE Sunday Mar 9th from 2-4pm  
~ The wait is finally over, welcome to your new HOME! Fantastic 3 Bedroom Mattamy built home just steps from some of Airdrie's best schools & amenities, perfectly equipped w/ 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 w/ 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. The 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 w/ your Pantry and Garage access. Upstairs in a great-sized Primary Suite, inclusive of a Walk-In Closet and 5-Pc ensuite that's impressive! Featuring a jetted soaker tub, double vanities, and an upgraded walk-in 10mil shower. There's 2 additional big Bedrooms upstairs, a 4-pc Bathroom w/ linoleum floors, and a convenient Laundry Closet w/ 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 w/ 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, w/ wood deck overlooking the massive fenced yard, already landscaped, w/ 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® #	A2152348
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	Storage, Built-in Features, Closet Organizers, Central Vacuum, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Window Coverings, Dryer, Garage Control(s), Microwave Hood Fan, Stove(s), Washer
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	March 5th, 2025
Days on Market	9
Zoning	R1-U

### Listing Details

Listing Office	RE/MAX First
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