

# \$469,900 - 4108 Windsong Boulevard Sw, Airdrie

MLS® #A2224714

**\$469,900**

2 Bedroom, 3.00 Bathroom, 1,257 sqft  
Residential on 0.03 Acres

Windsong, Airdrie, Alberta

Welcome to this immaculate and move-in ready 2-storey attached home in the sought-after community of Windsong—complete with a double attached garage, AC and NO CONDO FEES! Offering over 1,200 sq.ft. of thoughtfully designed living space, this bright and inviting home features an open-concept main floor with rich hardwood flooring, a cozy living and dining area, and a stylish white and bright kitchen equipped with quartz counter tops, tile backsplash, stainless steel appliances, ample cabinetry, and an eat-up breakfast bar. Upstairs, you'll find a spacious primary suite with a walk-in closet and private 4-piece ensuite. There is a second large bedroom, with 3-piece ensuite, perfect for guests or a roommate! The generous loft opens onto a expansive sunny west-facing balcony—perfect for relaxing afternoons enjoying nature. The undeveloped basement offers endless potential with an egress window, bathroom rough-in, and laundry area. Enjoy easy rear access via a paved alley to your double garage, and take full advantage of being steps to Windsong Heights School (K-8), large park just across the street, pathways, splash park, skate park, pump track, and Coopers Town Promenade. Exceptionally maintained this home checks all the boxes! Book a showing today.

Built in 2015

## Essential Information



|                |               |
|----------------|---------------|
| MLS® #         | A2224714      |
| Price          | \$469,900     |
| Bedrooms       | 2             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,257         |
| Acres          | 0.03          |
| Year Built     | 2015          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4108 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4C 4A2                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | No Smoking Home, Pantry  |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Electric Oven |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

### Exterior

|                   |                                    |
|-------------------|------------------------------------|
| Exterior Features | Storage                            |
| Lot Description   | Back Lane, Landscaped, Lawn, Treed |

|              |                                 |
|--------------|---------------------------------|
| Roof         | Asphalt Shingle                 |
| Construction | Stone, Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete                 |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 7               |
| Zoning         | R2-T            |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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