



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3007 WINDSONG Boulevard, Airdrie T4B 0Y3**

MLS®#: **A2168721**

Area: **Windsong**

Listing Date: **10/30/24**

List Price: **\$524,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2011**

Finished Floor Area  
Abv Sqft: **1,318**  
Low Sqft:  
Ttl Sqft: **1,318**

DOM

**34**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **1,247 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Lawn,Landscaped,Street Lighting**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Vinyl Siding,Wood Frame**  
Flooring: **Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>     | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>   |
|--------------------------|--------------|-----------------------|-------------------------|--------------|---------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>14`5" x 16`0"</b>  | <b>Dining Room</b>      | <b>Main</b>  | <b>8`4" x 7`11"</b> |
| <b>Kitchen</b>           | <b>Main</b>  | <b>8`2" x 10`4"</b>   | <b>2pc Bathroom</b>     | <b>Main</b>  | <b>2`9" x 6`3"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>9`11" x 12`11"</b> | <b>4pc Ensuite bath</b> | <b>Upper</b> | <b>4`10" x 9`0"</b> |
| <b>Bedroom</b>           | <b>Upper</b> | <b>8`6" x 12`2"</b>   | <b>Bedroom</b>          | <b>Upper</b> | <b>9`11" x 8`9"</b> |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>6`5" x 7`7"</b>    | <b>Family Room</b>      | <b>Upper</b> | <b>8`6" x 12`2"</b> |
| <b>Balcony</b>           | <b>Upper</b> | <b>20`0" x 9`4"</b>   |                         |              |                     |

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2-T**

**1110315**

Remarks

Pub Rmks: **NO CONDO FEES!!! Fantastic value for this immaculate 2 storey with DOUBLE ATTACHED GARAGE off a paved alley!!! THIS HOME BOAST 3 BEDROOMS PLUS A BONUS LOFT AREA ON THE UPPER FLOOR. 2.5 Bathrooms!! Primary bedroom features a walk in closet and full 4-piece ensuite. The 2 additional upper bedrooms share an additional 4-piece bathroom. Family room or upper loft area offers a huge west facing balcony!!! Main level features a sizable living room, dining area, kitchen complete with ample cabinets, full Stainless Steel appliance package and 2PC bathroom. The undeveloped basement offers a blank canvas, ready to be developed to meet your needs with a large window and bathroom rough-in. Windsong Heights School K-8 is at your front door. Within minutes is Red Barn Park and Chinook Wind Park. This established community offers a splash park, pump track, skate park, outdoor rinks, rock climbing park and much more. Close by are all daily amenities, shops, restaurants and Coopers Town Promenade. This move-in ready home is in a well established neighborhood!!**

Inclusions:  
Property Listed By: **none**  
**Real Estate Professionals Inc.**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**









**3007 Windsong Blvd SW, Airdrie, AB**

2nd Floor Exterior Area 763.52 sq ft  
Interior Area 708.70 sq ft

