



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3049 WINDSONG Boulevard, Airdrie T4B 0Y3**

MLS®#: **A2179350**

Area: **Windsong**

Listing Date: **11/15/24**

List Price: **\$514,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,390**

Year Built:

**2011**

Low Sqft:

Ttl Sqft:

**1,390**

Lot Information

Lot Sz Ar:

**1,689 sqft**

Lot Shape:

DOM

**7**

Layout

Beds:

**2 (2 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**

Int Feat:

**Breakfast Bar,Central Vacuum,Laminate Counters,No Smoking Home,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 12`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>10`3" x 12`6"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>19`3" x 12`9"</b>
<b>Laundry</b>	<b>Lower</b>	<b>12`8" x 6`6"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`4" x 8`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`2"</b>
<b>Game Room</b>	<b>Lower</b>	<b>18`6" x 19`1"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>5`6" x 12`1"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1113199**

Zoning:  
**R2-T**

Remarks

Pub Rmks:

**This is your opportunity to own a stunning 2-storey, air-conditioned attached home with NO CONDO FEES! This fully developed property features a double attached garage and is in showhome condition, located just steps from Windsong Heights School and overlooking a beautiful park. Bright and open, the home is filled with upgrades that must be seen to be appreciated. The gourmet kitchen features stainless steel appliances, a breakfast bar, and flows seamlessly into the spacious dining and living rooms. A convenient two-piece powder room is also located on the main level. From the kitchen, you have direct access to the double attached garage. Upstairs, you'll find a large primary bedroom with a 4-piece ensuite and a walk-in closet, as well as a generously sized second bedroom and a 4-piece main bathroom. The bonus area is an incredible space—easily convertible into a third bedroom. Sliding patio doors from the loft lead to a private deck. The professionally developed basement offers a large family room with space for a workout or games area, as well as a good-sized laundry room. This home exudes pride of ownership and is perfect for first-time buyers, young families, or savvy investors.**

Inclusions:  
Property Listed By:

**TV's & Mounts in Dining Area & Bedroom, Living Room Painting  
Real Broker**

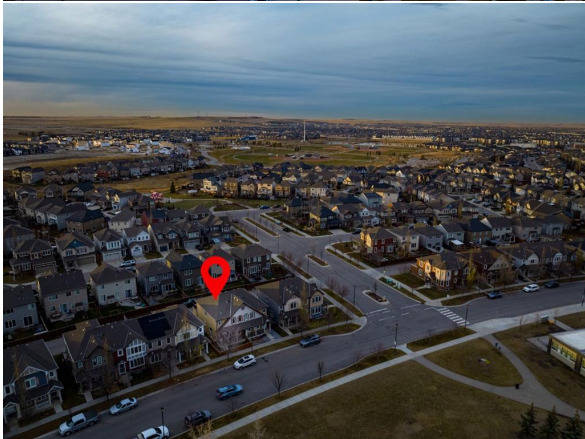
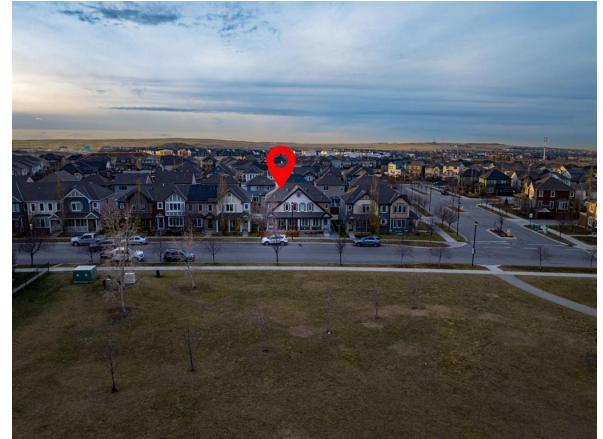
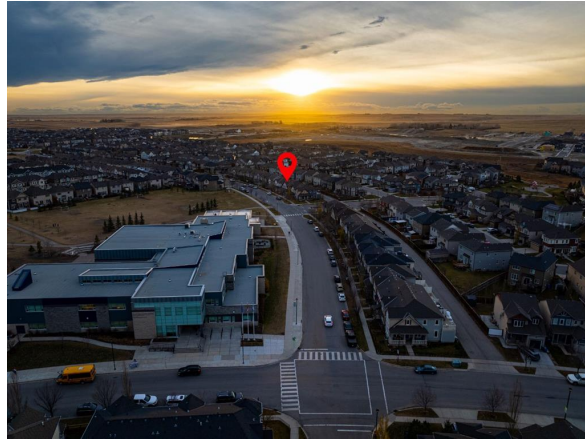
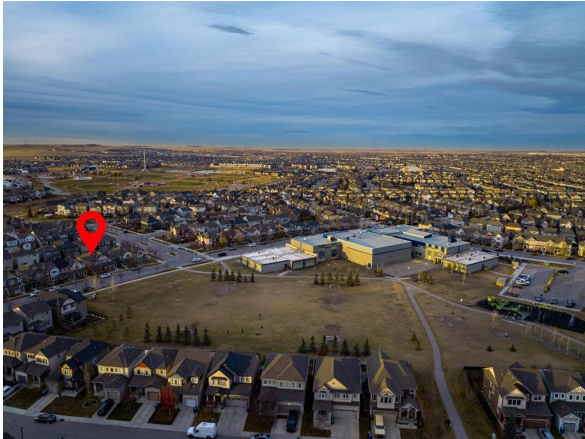
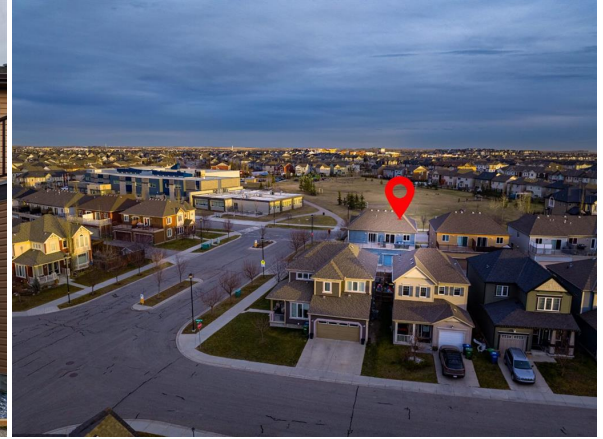
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











Main Floor Exterior Area 584.83 sq ft  
Excluded Area 416.64 sq ft



2nd Floor Exterior Area 805.20 sq ft



Basement (Below Grade) Exterior Area 545.63 sq ft

