

# \$484,900 - 4092 Windsong Boulevard Sw, Airdrie

MLS® #A2220419

**\$484,900**

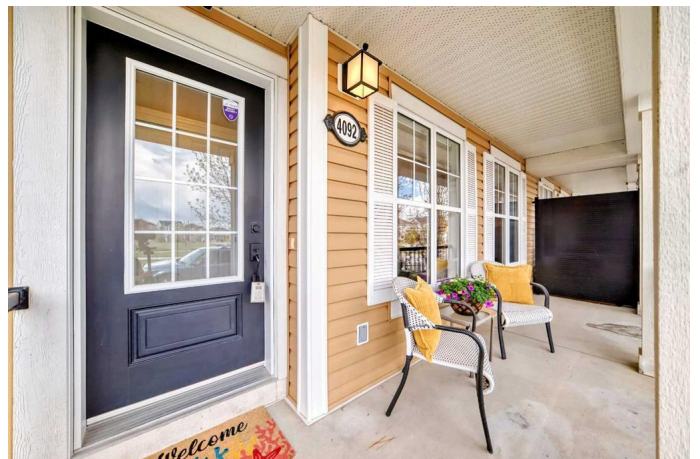
2 Bedroom, 3.00 Bathroom, 1,396 sqft

Residential on 0.04 Acres

Windsong, Airdrie, Alberta

\*\*\*OPEN HOUSE SUNDAY May 25, 1-3PM\*\*\*

BRAND NEW FLOORING - NEW PAINT - NEW BASEBOARDS - Looking for something bright, cozy and easy to maintain? We have this two bedroom GEM for you. This home looks so inviting from the street, as you walk up you will notice you have a long covered patio in the front that faces East. PERFECT for your morning coffee or tea. Coming inside you'll see lots of windows in your Living Room and Dining Room, and a very functional space for you to have guests or watch a movie. The Kitchen features a GAS STOVE, eating bar with room for three, tons of cabinets, giant sink and gleaming appliances. There is a pantry right off the kitchen so you can load up at Costco! Heading upstairs you will notice a very unique feature - A Bonus Room along the back of the home with wide double doors heading out to a 20' wide back deck. Think of what you could do with this private space! Unlike many other units, this deck offers privacy screens and has no townhome neighbours behind. Just soak up that West sun! There is another Full Bathroom, second Bedroom and Laundry upstairs before we hit the Primary Suite. This suite faces the HUGE park at the front of the home, so you have lots of privacy. It will have no trouble fitting a King Bed and dresser or even an office desk. Ample space in the Walk-In closet and Ensuite! Heading down to the basement you will find it is ready for development with a large window, rough in plumbing and a functional



layout. Your garage is wide enough for two cars or your weekend projects! Lock up and leave for the weekend without worrying - very low maintenance living on this little gem. Come check it out today!

Built in 2015

### Essential Information

|                |                        |
|----------------|------------------------|
| MLS® #         | A2220419               |
| Price          | \$484,900              |
| Bedrooms       | 2                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,396                  |
| Acres          | 0.04                   |
| Year Built     | 2015                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 4092 Windsong Boulevard Sw |
| Subdivision | Windsong                   |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 3T1                    |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 3                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                     |
|-------------------|---------------------------------------------------------------------|
| Interior Features | Breakfast Bar                                                       |
| Appliances        | Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings |

|                 |                  |
|-----------------|------------------|
| Heating         | Forced Air       |
| Cooling         | None             |
| Fireplace       | Yes              |
| # of Fireplaces | 1                |
| Fireplaces      | Gas, Other       |
| Has Basement    | Yes              |
| Basement        | Full, Unfinished |

## Exterior

|                   |                                                                                              |
|-------------------|----------------------------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                                      |
| Lot Description   | Back Lane, Front Yard, Landscaped, Lawn, Level, No Neighbours Behind, Street Lighting, Treed |
| Roof              | Asphalt Shingle                                                                              |
| Construction      | Vinyl Siding                                                                                 |
| Foundation        | Poured Concrete                                                                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 14th, 2025 |
| Days on Market | 31             |
| Zoning         | R2-T           |

## Listing Details

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

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