

3105 Windsong Boulevard SW  
Airdrie, Alberta

MLS # A2152348



**\$545,000**

<b>Division:</b>	Windsong		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,417 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Garage Faces Front, On Street,		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Storage, Track Lighting, Walk-In Closet(s)

**Inclusions:** China Cabinet in Dining Nook, TV Bracket & Arm, Phantom Front Door Screen "as is", Front Step Baby Gate

~ 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!