



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

5006 Windsong Boulevard SW
Airdrie, Alberta

MLS # A2351500

\$445,000

Division:	South Windsong		
Type:	Residential/Triplex		
Style:	2 Storey		
Size:	1,402 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: n/a

Welcome to this beautifully designed NO CONDO FEE townhome in the highly desirable community of South Windsong, Airdrie! Offering modern finishes, a functional layout, and an unbeatable location, this home is perfect for families, first-time buyers, and investors alike. Step inside to discover impressive high ceilings throughout and a bright, inviting main floor designed for comfortable everyday living. The spacious living area features a stylish electric fireplace, creating a warm and welcoming atmosphere. The fully upgraded kitchen is sure to impress, showcasing elegant quartz countertops, a built-in microwave, sleek range hood, electric stove, oversized refrigerator, and full-height cabinetry extending to the ceiling. The adjoining dining area provides the perfect space for family meals and entertaining guests. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three generously sized bedrooms, including a spacious primary retreat featuring a private 3-piece ensuite and walk-in closet. Two additional bedrooms and a full 4-piece bathroom provide plenty of space for family members or guests. The double attached garage offers excellent parking and storage convenience, while the unfinished basement presents endless possibilities for future development, allowing you to customize the space to suit your needs. Ideally situated just steps from parks, shopping, everyday amenities, and a future school, this home offers an exceptional combination of comfort, convenience, and long-term appeal. With NO CONDO FEES, modern upgrades, and a fantastic location, this is an opportunity you don't want to miss. Book your private showing today!