

## 5004 Windsong Boulevard SW Airdrie, Alberta

**MLS # A2209372**



# \$499,000

<b>Division:</b>	Southwinds		
<b>Type:</b>	Residential/Other		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,509 sq.ft.	<b>Age:</b>	2024 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane, Corner Lot, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Quartz Counters		

**Inclusions:** Window Coverings

End Unit | Double Attached Garage | No Condo Fees | 2024 Built | Quiet Street | Playground Views | Upgraded Throughout | . Welcome to this stunning 2024-built end-unit townhome in South Airdrie with no condo fees! Situated on a quiet dead-end street with playground views, this home offers excellent curb appeal with a large west-facing front porch perfect for enjoying the outdoors. Inside, the open-concept main floor features a modern kitchen with stunning upgraded countertops, upgraded wide plank LVP, a gas stove, and ample natural light from extra windows. The dining area, spacious living room, huge front porch and side yard make it ideal for both relaxation and entertaining. A double attached garage offers direct entry for added convenience. There is also a half bathroom located on the main floor. Upstairs, you'll find a generous bonus room, a primary suite with a 4-piece ensuite and a walk-in closet, two additional bedrooms, a 4-piece bath, and a convenient second-floor laundry room. The unfinished basement comes with a large window, ready for your personal touch. This home is just 15 minutes from Calgary Airport and steps from parks and green space. Call to book your private showing today!