

# \$499,000 - 5004 Windsong Boulevard Sw, Airdrie

MLS® #A2209372

**\$499,000**

3 Bedroom, 3.00 Bathroom, 1,509 sqft  
Residential on 0.04 Acres

Southwinds, Airdrie, Alberta

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!

Built in 2024



## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2209372      |
| Price          | \$499,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,509         |
| Acres          | 0.04          |
| Year Built     | 2024          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

## Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 5004 Windsong Boulevard Sw |
| Subdivision | Southwinds                 |
| City        | Airdrie                    |
| County      | Airdrie                    |
| Province    | Alberta                    |
| Postal Code | T4B 5L2                    |

## Amenities

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

## Interior

|                   |   |
|-------------------|---|
| Interior Features | Breakfast Bar, Quartz Counters                          |
| Appliances        | Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator |
| Heating           | Forced Air, Natural Gas                                 |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | None, Unfinished  |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Private Entrance                  |
| Lot Description   | Back Lane, Corner Lot, Front Yard |

|              |                          |
|--------------|--------------------------|
| Roof         | Asphalt Shingle          |
| Construction | Vinyl Siding, Wood Frame |
| Foundation   | Poured Concrete          |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 8th, 2025 |
| Days on Market | 12              |
| Zoning         | R2-T            |

### **Listing Details**

|                |                 |
|----------------|-----------------|
| Listing Office | URBAN-REALTY.ca |
|----------------|-----------------|

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.