

\$678,000 - 4168 Windsong Boulevard Sw, Airdrie

MLS® #A2265698

\$678,000

3 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.08 Acres

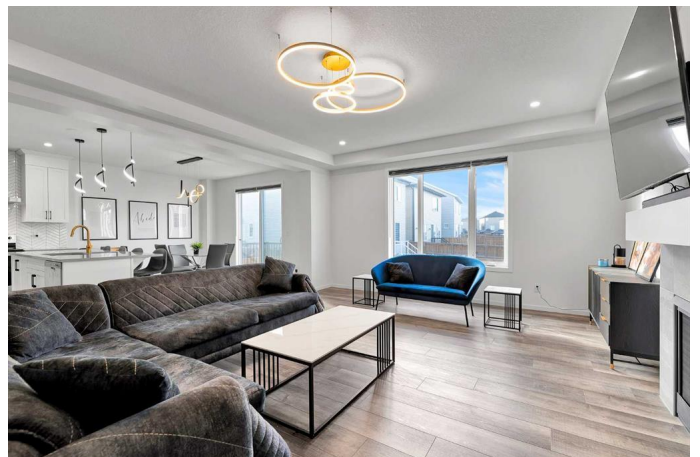
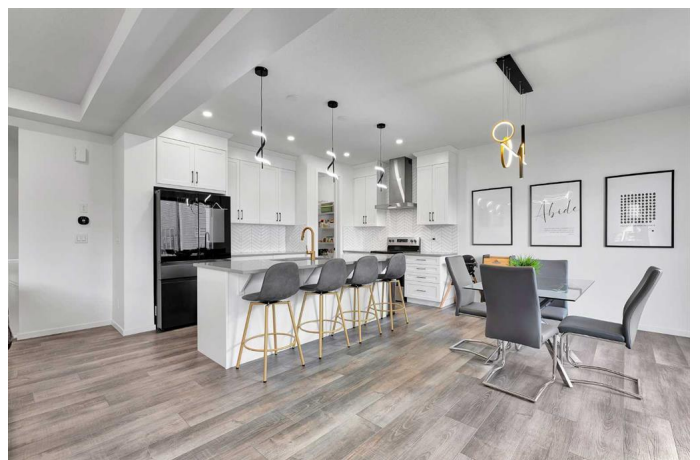
South Windsong, Airdrie, Alberta

Open House Saturday 25 October 2pm to 4pm MODERN FAMILY HOME IN SOUGHT-AFTER SOUTHWINDS! BUILT IN 2021 | WEST-FACING BACKYARD | AIR-CONDITIONING | STEPS TO PARKS, SCHOOLS & SHOPPING

Welcome to this MODERN DETACHED HOME offering 2,409 SQ.FT. of beautifully finished living space plus a 777 SQ.FT. unfinished basement, ready for your personal touch! Designed with today's family in mind, this home combines style, comfort, and convenience in one of Airdrie's most popular communities.

Step inside and be greeted by a bright, open-concept main floor featuring 9FT CEILINGS and VINYL PLANK FLOORING. The stunning kitchen impresses with QUARTZ COUNTERTOPS, a HERRINGBONE TILE BACKSPLASH, BLACK STAINLESS STEEL SMART FRIDGE, WALK-IN PANTRY, and a large ISLAND WITH SEATING—perfect for casual dining. The spacious living room with TRAY CEILING centers around a TILED GAS FIREPLACE WITH A MODERN MANTEL, while the adjacent dining area features PATIO DOORS TO THE DECK -ideal for BBQs and A SUNNY WEST-FACING BACKYARD.

Upstairs, the BONUS ROOM with 14FT VAULTED CEILINGS and FRENCH DOORS TO A PRIVATE BALCONY offers the perfect space for family movie nights or kids play area. The PRIMARY SUITE is a true retreat with a WALK-IN CLOSET and a SPA-INSPIRED



ENSUITE featuring a SOAKER TUB, DOUBLE VANITY, and OVERSIZED SHOWER. Two additional spacious bedrooms, a full family bathroom, and a large linen closet complete the upper level.

The UNFINISHED BASEMENT (insulated, with egress windows and bathroom rough-in) provides endless potential for future development. Additional highlights include CENTRAL AIR-CONDITIONING and an ATTACHED DOUBLE GARAGE.

Located in the FAMILY-FRIENDLY COMMUNITY OF SOUTHWINDS, this home is within walking distance to PARKS, PATHWAYS, SHOPPING, AND TRANSIT. The PICKLEBALL COURTS & PUMP TRACK are just minutes away. And the NEW SOUTH WINDSONG K𔄡 SCHOOL is opening Fall 2027. With easy access to Calgary and only 10 minutes to Stoney Trail, this location truly has it all!

Don’t miss your chance to own this MODERN, MOVE-IN READY HOME IN A PRIME LOCATION “ book your showing today and see why this could be the smart move for you!

Built in 2021

Essential Information

MLS® #	A2265698
Price	\$678,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,357
Acres	0.08
Year Built	2021
Type	Residential
Sub-Type	Detached

Style	2 Storey Split
Status	Active

Community Information

Address	4168 Windsong Boulevard Sw
Community	South Windsong
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5H3

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Humidifier
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Balcony
Lot Description	Lawn, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 20th, 2025
Days on Market	3
Zoning	R1-U

Listing Details

Listing Office	2% Realty
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