

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

MLS® #A2265698

**\$678,000**

3 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.08 Acres

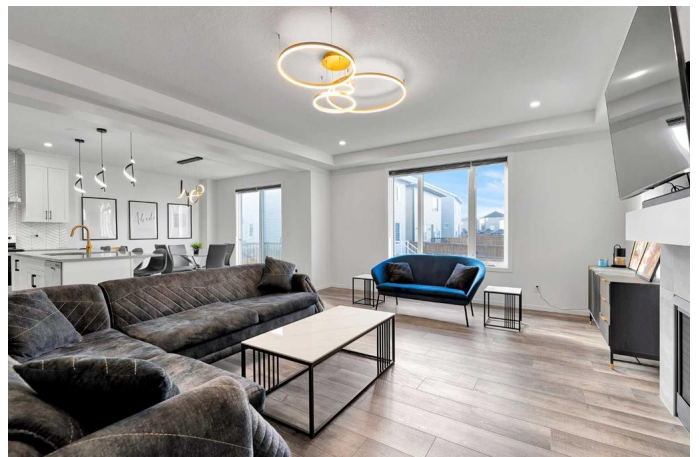
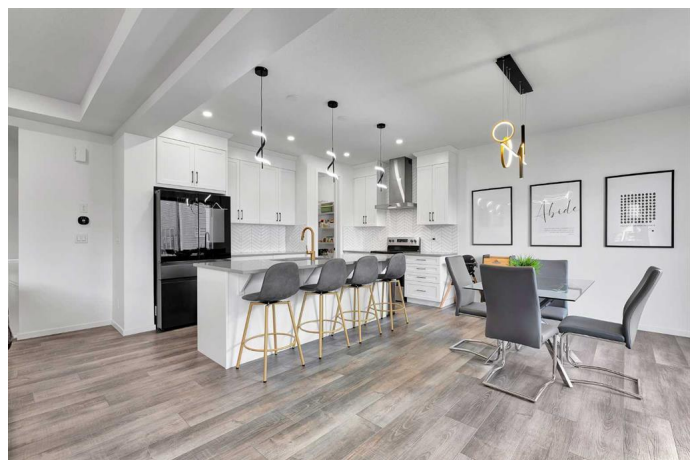
South Windsong, Airdrie, Alberta

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 K&#9 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 &#quot; 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 |
| Subdivision | 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, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Electric Range, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer, Window Coverings                                                                  |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                                                   |
| Cooling           | Central Air                                                                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                                                                       |
| # of Fireplaces   | 1                                                                                                                                                                                                                         |
| Fireplaces        | Gas, Living Room, Mantle, Tile                                                                                                                                                                                            |
| Has Basement      | Yes                                                                                                                                                                                                                       |
| Basement          | Full                                                                                                                                                                                                                      |

### 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 | 20   |
| Zoning         | R1-U |

**Listing Details**

|                |           |
|----------------|-----------|
| Listing Office | 2% Realty |
|----------------|-----------|

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