

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

MLS® #A2265698

\$678,000

3 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.08 Acres

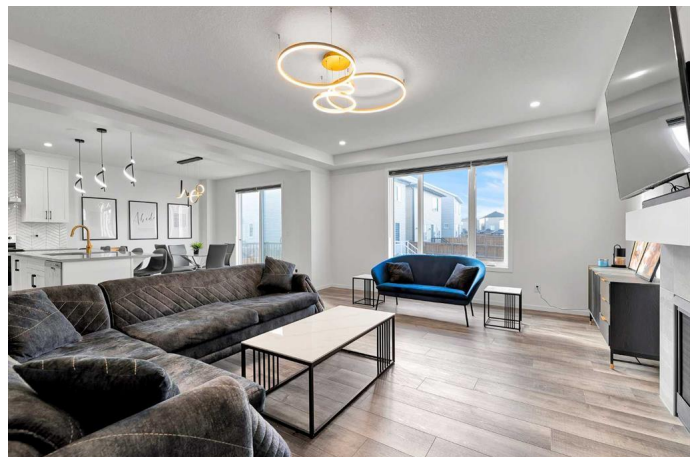
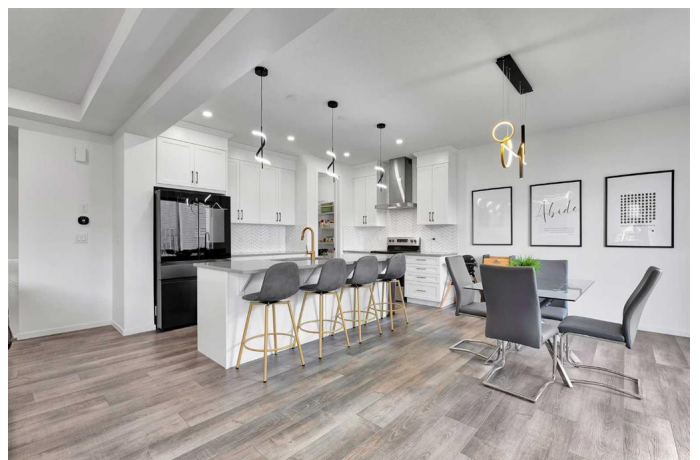
South Windsong, Airdrie, Alberta

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	 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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