

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

MLS® #A2265698

\$678,000

3 Bedroom, 3.00 Bathroom, 2,357 sqft

Residential on 0.08 Acres

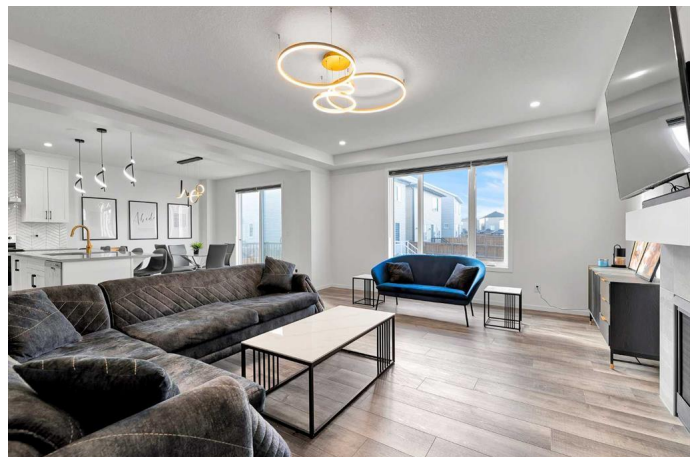
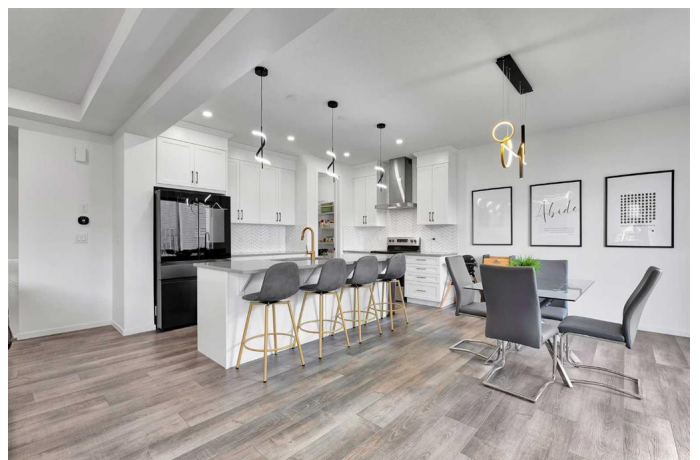
South Windsong, Airdrie, Alberta

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 17
Zoning R1-U

Listing Details

Listing Office 2% Realty

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.