

119 Woodside Circle NW
Airdrie, Alberta

MLS # A2161978



\$624,800

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,080 sq.ft.	Age:	2000 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Pantry, Storage		

Inclusions: N/A

Amazing opportunity to own a large unique home in the heart of Woodside, one of Airdrie's top communities. Located on a peaceful street with fantastic neighbors on a no thru road with cul-de-sac and south facing back yard makes this location very tough to beat. Notable features are AC, all new carpet, new tile, new toilets, newer roof at 10 years old, irrigation system (currently off), sump pump and new washer and dishwasher. At almost 2100sqft with 4 beds, 3 baths, and fully developed basement this home offers room for the large family or the space to grow into. At entry you're greeted by a large and inviting open layout featuring a generous sized living room, a well-appointed kitchen with peninsula island and trendy open shelving, butcher block countertops, ample storage and updated appliances. An additional family room with dining area that transitions to the private backyard, offering abundant space with no rear neighbors and room to build a large new deck to suit your needs. Upstairs three spacious bedrooms await, including a king-sized master suite complemented by a walk-in closet and a 4-piece ensuite. The additional bedrooms offer plenty of space for growing kids. Descend to the finished basement, where an absolutely huge entertainment space can be converted to suit your needs. With another full bath and a fourth bedroom(non-compliant) this space provided ample room for guests, hobbies, extended family or kids space. Convenience is key with an attached double garage ensuring hassle-free parking and a mudroom / laundry space nicely tucked away on the main floor. Walking distance of the Woodside Golf Course and its renowned restaurant, while a short drive grants access to a wealth of amenities. With easy access to Deerfoot Trail and Calgary, this residence epitomizes both comfort and convenience.