



GRASSROOTS
REALTY GROUP

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729 Woodside Bay NW
Airdrie, Alberta

MLS # A2239033



\$799,900

Division:	Woodside		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,834 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, On Golf Course, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Pantry, Soaking Tub, Stone Counters, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Alarm & camera equipment, attached cabinets & hooks in garage, power awning on upper deck

It's a beautiful summer night and you've just enjoyed a round of golf at your neighbourhood course. The drive home takes minutes. Everything is verdant and alive around you, and this little spot of heaven you call home is the perfect place to enjoy the sunset. Lush with trees, you have a view to the west, over the expanse of the golf course. You love watching the golfers and the birds alike. Life is good. Welcome to 729 Woodside Bay, a place you'll want to call home. Situated in an established community, this home sits at the widest end of a quiet cul de sac. Backing onto the golf course and surrounded by mature foliage, you'll appreciate not just the beauty of this lot but also its practicality as it offers RV parking with a 50 amp plug. This is not your average cookie cutter home, it far exceeds it. Tastefully updated, this home is pure quality and refinement. Inside, you'll immediately appreciate the vaulted ceilings in most of the rooms. Standing in the expansive foyer, you have the option to access the garage, go to the laundry/2 piece bath, or go up to the main level or down to the WALKOUT basement. The main level has a bright dining area at the front with views of the street. The kitchen has been extensively modernized with new cupboards, a modern island with granite and rich stainless steel appliances. There is a small dining nook with a door that leads to a fantastic extended deck with a power awning. Glass railings offer a clear vantage point and functional stairs lead down to the yard. The living room has a central fireplace as its focal point with surrounding windows that overlook the yard. Solid wood french doors lead to the primary suite with fresh carpeting and a generous walk-in closet. The luxurious ensuite has been revamped with contemporary cabinetry that maximizes storage space, stone counters, dual sinks, a deep soaker tub and a tiled shower.

The upper level of this home creates incredible versatility with two additional vaulted bedrooms and a 4 piece bath. The walkout basement has been fully developed with permits, including in floor heat throughout. There is a large recreation space, a 4th bedroom and a 3 piece bath. Off the rec room is a door that leads out to a full width concrete patio, additional entertainment space. This home has been meticulously cared for and pride of ownership is evident in every detail. This home has cedar shakes which have been regularly inspected every five years, with individual shakes replaced as required (most recently in 2024). Additional updates include irrigation, a water softener, air conditioning, a landscaping contract paid in full for 2025, central vac with attachments, dual hot water tanks and wire fencing along with cement curbing at the base. This is a wonderful location, close to Woodside Golf Course, playgrounds and schools.