



GRASSROOTS
REALTY GROUP

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8 Woodside Circle NW
Airdrie, Alberta

MLS # A2245015



\$490,000

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,367 sq.ft.	Age:	1994 (31 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Laminate
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: none

****Welcome to Your Future Home in Airdrie – Where Comfort Meets Convenience!**** This beautiful detached home offers the perfect blend of style, function, and location. Step inside and be greeted by a bright and inviting living area, featuring large windows that flood the space with natural light. Whether you're hosting or simply relaxing, the cozy fireplace adds a warm, welcoming touch to the main living space. The kitchen is a true highlight—well-equipped with stainless steel appliances, a spacious pantry, and an abundance of cabinet and counter space. You'll enjoy cooking and entertaining here, especially with the adjacent dining area that comfortably fits family meals or weekend gatherings. The main floor also includes a versatile den—ideal for a home office, kids’ playroom, or quiet reading nook—alongside a convenient 2-piece bathroom. Upstairs, the spacious primary bedroom boasts a walk-in closet, accompanied by two additional good-sized bedrooms and a well-appointed 4-piece bathroom. Central air conditioning ensures year-round comfort. The finished basement extends your living space even further with a recreation room, perfect for movie nights, a home gym, or game days. Step outside to your huge backyard—a dream for families, pets, or entertaining. Ample parking space adds convenience for multiple vehicles, trailers, or even RV storage. Located in one of Airdrie’s most desirable communities, this home is within walking distance to the beautiful Woodside Golf Course, schools, parks, and grocery stores. This move-in-ready home has it all—space, comfort, and unbeatable convenience. Don’t miss your chance to call it yours!