



GRASSROOTS
REALTY GROUP

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29, 12 Woodside Rise NW
Airdrie, Alberta

MLS # A2265173



\$384,900

Division:	Woodside		
Type:	Residential/Four Plex		
Style:	Bungalow		
Size:	924 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 289
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Skylight(s), Storage, Vaulted Ceiling(s)		

Inclusions: Central Vac included as-is - No Attachments (never used)

Welcome to the Links at Woodside, a beautiful Gated Adult Community (55+)! A warm and welcoming neighborhood that features a clubhouse for social events and is located just minutes from Woodside Golf Course, peaceful walking paths, and all the amenities you could ever need! This bright and spacious gem of a unit offers 2 bedrooms (or 1 + den) on the main floor, including a large primary bedroom with elegant hardwood flooring and a 4-piece bath conveniently located right beside it for added versatility. The open-concept kitchen and living room are perfect for cozy nights in, featuring two skylights that bathe the space in natural light, soaring vaulted ceiling, a charming corner gas fireplace, and patio doors leading out to your private back deck—ideal for morning coffee or evening relaxation. Some recent upgrades include a new hot water tank, newer washer and dryer and furnace motor replaced! Enjoy flexible laundry options with washer and dryer hook-ups on both the main floor and in the basement. The lower level is fully finished, offering a massive family room, a 3-piece bathroom, a den/craft room, and even a possible third bedroom (not proper egress)—making it easy to accommodate guests, hobbies, or additional living space, all while providing tons of storage. Visitor parking is conveniently located right across from the unit, pets are welcome with board approval, and the condo fees are just \$289.40/month, covering snow removal and exterior maintenance. With a perfect location, smart layout, and community amenities like the clubhouse, you have everything you could want right at your fingertips. This beautiful home won't last long—come see what makes it so special and book your private viewing today!

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