



GRASSROOTS
REALTY GROUP

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228 Woodside Road NW
Airdrie, Alberta

MLS # A2271199



\$549,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,393 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Dog Run Fenced In, Few Trees, Front Yard,		

Heating:	High Efficiency, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	11-27-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1 Single Detached Reside
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, No Smoking Home, Pantry		

Inclusions: N/A

Welcome to this beautifully maintained, fully developed 2-storey home in the sought-after golf course community of Woodside Estates. Thoughtfully suited for young families, retirees, or golf enthusiasts, this home offers 3 bedrooms, 2.5 bathrooms, and a versatile den/office/flex room in the basement, blending comfort, style, and thoughtful updates throughout. Recent improvements include newer LVP and LVT flooring, along with a striking custom rock feature on the stair risers that creates an eye-catching architectural statement as you head upstairs. The main floor is warm and inviting with a cozy gas fireplace, perfect for enjoying morning coffee and east-facing sunrises, plus the convenience of main floor laundry. The kitchen has been refreshed with new stainless steel appliances and updated cabinet hardware, while additional upgrades include new toilets and faucets throughout the house, a hot water tank (2024), and an energy-efficient furnace. The sunny west-facing backyard is designed for relaxation and entertaining, featuring mature landscaping, a new deck, newer fencing, black decorative lattice privacy screening, a natural gas BBQ hookup, a storage shed, and a charming vegetable garden with perennials, including well-established raspberry bushes that add both character and seasonal enjoyment. Additional highlights include a heated double attached garage, a new garage door (October 2025), plumbing for central vacuum, and a low-traffic location. Ideally located just steps from Woodside Golf Course and one street away from Holes 17 and 18, this home is perfect for golf enthusiasts. Families will appreciate the convenient access to nearby schools, including Ralph McCall School (Public K–4), C.W. Perry School (Public Grades 6–9), and Our Lady Queen of Peace School (Catholic K–9). Move-in ready and located in a

family-friendly neighbourhood, this Woodside Estates home offers exceptional value and lifestyle, with no HOA fees.