



**GRASSROOTS**  
REALTY GROUP

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**713 Woodside Bay NW**  
**Airdrie, Alberta**

**MLS # A2280762**



**\$850,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Woodside                                                                  |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | Bi-Level                                                                  |               |                   |
| <b>Size:</b>     | 1,558 sq.ft.                                                              | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Triple   |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Garden, Landscaped, No Neighbours Behind |               |                   |

|                    |                                                  |
|--------------------|--------------------------------------------------|
| <b>Heating:</b>    | Fireplace(s), Forced Air                         |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood                   |
| <b>Roof:</b>       | Cedar Shake                                      |
| <b>Basement:</b>   | Full                                             |
| <b>Exterior:</b>   | Stucco                                           |
| <b>Foundation:</b> | Poured Concrete                                  |
| <b>Features:</b>   | Built-in Features, Central Vacuum, Vinyl Windows |

|                   |    |
|-------------------|----|
| <b>Water:</b>     | -  |
| <b>Sewer:</b>     | -  |
| <b>Condo Fee:</b> | -  |
| <b>LLD:</b>       | -  |
| <b>Zoning:</b>    | R1 |
| <b>Utilities:</b> | -  |

**Inclusions:** Alarm system & Camera system (no contract), raised garden box, TV mount in primary, hot tub negotiable.

Incredible opportunity to own this gorgeous walkout home with a triple car garage backing west onto Woodside Golf Course. The inside of this home is just as beautiful as the exterior with massive windows, vaulted ceilings and rich walnut hardwood floors that highlights the exceptional space. The kitchen has been recently updated with a modern backsplash, stone counters and a central island. Be prepared to host family and friends as this open concept design creates a natural space for entertaining. Off the dining space, a door leads to a full-width deck with two natural gas outlets for a BBQ and a heater. Back inside, the spacious living room overlooks the golf course and includes a cozy gas fireplace. The primary suite is a stunning oasis with gorgeous views, plenty of space, a walk-in closet and an elegant fully updated ensuite with dual sinks and a tiled shower. A second bedroom on this level and a 4 piece bath add versatility. The walkout basement is fully finished with a large rec area for movie nights with room for a home gym too. Two additional bedrooms and a 3 piece bath complete this level. Parking will never be an issue with a triple wide driveway and a three bay HEATED garage (29'11" x 24'7") with a mezzanine and built in storage. The yard has been professionally landscaped with underground sprinklers. Watch the golfers and enjoy the sunsets from your walkout deck or from your hot tub on the patio. This home has undergone many updates including central air conditioning, two new furnaces (2023), hot water tank (2024), new washer and dryer (2025), garage doors (2023), re-modelled kitchen and bathroom (2023), solar shield on most east and west windows, water softener, built in shelving throughout and roof maintenance with 5 year warranty. This is a central Airdrie location, close to the golf course, shopping and schools.

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