



GRASSROOTS
REALTY GROUP

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111 Woodside Circle NW
Airdrie, Alberta

MLS # A2283388



\$569,900

Division:	Woodside		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Oversized		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Cul-De-Sac, Lawn, Level, Rectan		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Vinyl Plank

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Vinyl Siding

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting

Inclusions: one garage door controller, shelves in kitchen & upper bathrooms & garage, Fridge in garage & freezer in basement are "as is", no issues, but they are older

Beautifully renovated 3+1 bedroom bi-level offering 1,990 sq ft of stylish, thoughtfully updated living space — and far from a typical floor plan. Air Conditioning. From the moment you step inside, you're greeted by soaring ceilings and impressive high windows that flood the Great Room with natural light. The open-concept design creates a spacious, airy feel with excellent flexibility for furniture placement and entertaining. The chef-inspired kitchen is both functional and eye-catching, featuring a large quartz peninsula, abundant prep space, stainless steel appliances, a chimney-style hood fan, white soft-close cabinetry, a built-in desk area, and a pantry to complete the space. Double window/door to the sunny south-facing back deck — perfect for summer BBQs and relaxing outdoors. The primary suite includes a walk-in closet and a private 3-piece ensuite. Two additional well-sized bedrooms and a 4-piece main bathroom complete the main level. Designer-selected colors and durable neutral vinyl plank flooring add warmth and cohesion throughout most of the main level. The thoughtfully developed lower level offers a large, spacious family room with a cozy gas fireplace, a fourth bedroom, an additional 3-piece bathroom, (laundry area unfinished), and a generous crawl space for extra storage. Outside, the large south-facing backyard features an oversized 22' x 24' garage (exterior measurement) and plenty of grassy space for kids, pets, or gardening. Prime Location on quiet street, great corner lot. Move in and enjoy!