



**1907 Woodside Boulevard NW  
Airdrie, Alberta**

**MLS # A2295912**



**\$850,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Woodside   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,504 sq.ft.   | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Heated Garage, Oversized                           |               |                   |
| <b>Lot Size:</b> | 0.12 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped, |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                       | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Kitchen Island, Pantry, Skylight(s), Wet Bar |                   |    |

**Inclusions:** Trash Compactor (as is), Basement Wine Fridge (does not work), Mini Fridge in Basement, Irrigation System

OPEN HOUSE THIS SATURDAY & SUNDAY, MARCH 28 & 29, FROM 12-2 PM! Incredible opportunity to own this gorgeous walkout BUNGALOW with an oversized HEATED double garage backing SOUTH onto Woodside Golf Course. The inside of this home is just as beautiful as the exterior, with new oak hardwood floors in the main living spaces and fresh paint. The kitchen has brand new appliances and features a central island with a breakfast bar. Be prepared to host family and friends as this open concept design creates a natural space for entertaining. Off the dining area, a door leads to a full-width deck with gorgeous views of the trees and the golf course. Back inside, the spacious living room includes a cozy gas fireplace. The front room is a versatile space that can be used as an office, reading room, or formal dining area. The primary suite features a unique option: two en-suites, each with its own walk-in closet. Laundry is also on this level, conveniently situated off the garage. The walkout basement is fully finished with IN-FLOOR HEAT. A large family room is where the family will gather in front of the fireplace with built-ins. Another great feature of this lower level is the 9-foot ceiling height and the custom bar. THREE additional bedrooms & a 4-piece bath make this an ideal home for teenagers or grandkids. The backyard is exceptionally landscaped with mature trees, perennials, and irrigation. The lower patio is very private and is a great place to listen to the birds while enjoying a good book. Watch the golfers and enjoy the sunshine from your walkout deck or from your patio. This golf course location is well-protected from errant golf balls. This is a central Airdrie location, close to the golf course, shopping, and many schools.