



**348 Woodside Circle NW
Airdrie, Alberta**

MLS # A2302549



\$659,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,726 sq.ft.	Age:	1998 (28 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, No Smoking Home, Open Floorplan		

Inclusions: Storage Shed, Blinds, TV Mounts, Electric Fireplace AS-IS

If you've been searching for a move-in ready home where the work is already done, this beautifully renovated two-story in the established community of Woodside delivers exceptional value, style, and everyday livability. Set on a mature lot with beautiful landscaping and a sunny south-facing backyard, this home is designed for both relaxation and entertaining. Step outside to enjoy the large deck and patio area, perfect for summer BBQs, morning coffee in the sun, or hosting family and friends. The yard is fully fenced, offering privacy and space for kids or pets to play. Inside, the home has been completely renovated from top to bottom, creating a modern and cohesive living environment. Fresh paint, updated flooring including luxury vinyl plank, new doors, baseboards, casings, and updated electrical fixtures give the entire home a clean, modern feel. The fully renovated kitchen is the heart of the home, featuring updated modern white cabinetry, granite countertops, stainless steel appliances, and a layout that flows seamlessly into the eating area and living room. The open concept design makes everyday living easy while creating an inviting space for gatherings. A cozy gas fireplace anchors the living room, adding warmth and character. Functionality is another standout feature. The main floor offers a front flex room that works beautifully as a sitting room or formal dining area, along with a dedicated main floor office or den. Perfect for working from home or managing daily life. Upstairs, you'll find three bedrooms, including a stunning primary suite with a fully renovated spa-inspired ensuite complete with a freestanding soaker tub. The main bathroom has also been fully renovated and features an oversized glass and tile shower, providing a modern and luxurious feel for family or guests. The fully finished lower level continues the

renovation theme, offering a large family room for movie nights, kids's play space, or relaxing evenings, along with a second office area that could easily function as a hobby room, exercise space, or study area. Beyond the home itself, the location adds even more value. Woodside is a mature and welcoming community centered around the beautiful Woodside Golf Course. Residents enjoy quiet streets, parks, walking paths, and convenient access to schools, shopping, and everyday amenities throughout Airdrie. With quick connections to Calgary, it's a community that balances peaceful neighborhood living with convenient access to the city. With extensive renovations already completed, flexible living spaces, a sunny backyard, and a fantastic community setting, this home offers a rare opportunity to move in and simply enjoy everything it has to offer.