



**GRASSROOTS**  
REALTY GROUP

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**960 Woodside Lane NW**  
**Airdrie, Alberta**

**MLS # A2150175**



**\$550,000**

<b>Division:</b>	Woodside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,386 sq.ft.	<b>Age:</b>	1997 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Linoleum
<b>Roof:</b>	Cedar Shake
<b>Basement:</b>	Separate/Exterior Entry, Full, Partially Finished, Walk-Up To Grade
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Jetted Tub, Kitchen Island, Separate Entrance

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

**Inclusions:** Water Softener as is.

Are you on the hunt for large bungalow with a separate entrance to the basement? Then look no further, this beautiful house has only had two mature owners and is clean, loved and well cared for. Located on a quiet street in the established neighbourhood of Woodside, this two bedroom, one and a half bath house has a large footprint with over 2000 sf of total living space up and down. The entrance has a covered front porch that faces the park and pathway across the street. Entering the house, you are greeted with an open floor plan living and dining room with views all the way to the kitchen in the back of the house. The living room has a gas fireplace with blower fan. The primary bedroom contains double closets with an adjacent main 4-piece bathroom with jetted tub as well as a separate shower stall. The bright kitchen boasts five windows and a door onto the elevated rear deck, and has a large island with loads of storage and additional seating area. The combination washroom and laundry room are on the main floor with a washer and dryer that were purchased new and only used three times. Stairs lead off of the kitchen to the lower back door and basement. The lower door exits onto its own patio space and backyard. Downstairs has one finished room and a huge open unfinished area awaiting development. The furnace had a new heat exchanger and control board installed in 2015. Summer heat waves go unnoticed with the central air conditioning and winter snow melts quickly with the south facing driveway minimizing your shovelling. To top it all off, this house is located in the perfect area with easy access to shopping, schools, golf course and many restaurants and retail shopping.