



**23, 12 Woodside Rise NW**  
**Airdrie, Alberta**

**MLS # A2177444**



**\$451,000**

<b>Division:</b>	Woodside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,076 sq.ft.	<b>Age:</b>	1998 (27 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 338
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Vaulted Ceiling(s)		

**Inclusions:** Garage Control (1)

Welcome to your dream home in the heart of Airdrie's premier 55+ gated community! This beautifully maintained adult bungalow villa offers 1076 sqft of elegant living space, complete with vaulted ceilings, providing an open and airy atmosphere. Featuring 2 comfortable and spacious bedrooms, a 4-piece bathroom on the main floor, and a 3-piece bathroom in the basement, this home is perfect for relaxed living. Enjoy the cozy gas fireplace, the carpet, furnace, hot water tank, central air conditioning (all updated in 2021), and a new dishwasher. The lower level boasts a large recreation room, family room, and a large flex room with 10-foot ceilings. With a double attached garage for convenient parking, this home has it all. The community offers fantastic amenities, including a clubhouse for social events, and easy access to the nearby Woodside Golf Course, shopping, dining, and more. Don't miss out on this fantastic opportunity to live in a vibrant, active adult community! Contact your favourite realtor today to schedule a viewing and make this lovely bungalow villa your new home.