

**273 Woodside Road NW**  
**Airdrie, Alberta**

**MLS # A2299990**



**\$549,900**

<b>Division:</b>	Woodside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,243 sq.ft.	<b>Age:</b>	1990 (36 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Rare opportunity in adult community in Airdrie! Situated on a CORNER LOT next to Wooside golf course, this property has a great layout and is on a fantastic lot. The Woodside COMMUNITY has lots of amenities and activities for the adult population! There is a clubhouse for the community a block away that hosts events throughout the year. The community also offers SNOW REMOVAL AND LANDSCAPING for a reasonable monthly charge. Upon entering you are greeted by VAULTED CEILINGS in the living room and an open floor plan. Thanks to the vaulted ceilings and strategically placed windows, the interior has lots of natural light. The living room also has a gas fireplace as a focal point. The open layout of the living spaces, combined with the seamless flow between indoor and outdoor areas, makes this home perfect for hosting gatherings and entertaining guests. The primary bedroom features an ENSUITE BATHROOM. The secondary bedroom is spacious and there is an additional 4 pce washroom. The ATTACHED DOUBLE GARAGE, provides ample space for vehicles and storage. There is a plenty of additional parking on the large driveway as well as the road. The finished basement offers additional living space, perfect for a variety of uses such as a recreation room, home office and offers a 3 pce ensuite. The HUGE backyard features a 12 ft long deck as well as a SHED for storage. The IN-GROUND SPRINKLER SYSTEM (&ldquo;as is&rdquo; as it has not been used in a couple years) offers added convenience. The appliances are newer, the blinds are 3.5 years old, the windows upstairs were changed in 2016, the shingles were changed in 2014. This property is a short walk from Woodside Golf Course. Conveniently located a short drive from Sobey's, Shoppers Drug mart, Original Joe's Restaurant and many other amenities. At

least one of the residents **MUST** be over 55 years old and no residents under 18 years old. This really must be seen to be appreciated!  
\*Some photos have been digitally staged\*