

31, 12 Woodside Rise NW Airdrie, Alberta

MLS # A2335463



\$399,900

Division:	Woodside		
Type:	Residential/Other		
Style:	Attached-Side by Side, Bungalow		
Size:	1,080 sq.ft.	Age:	1998 (28 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Gated, Guest		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, Storage, Vinyl Windows		

Inclusions: N/A

Welcome to easy living in Links at Woodside, a gated Adult community just steps from Woodside Golf Course. LIFE JUST GOT EASIER. This inviting end-unit bungalow villa offers one-level living space, with extra windows and loads of natural light. Freshly painted and move-in ready, the open-concept main floor feels bright and spacious, with vaulted ceilings and carpet and easy-care flooring creating a warm welcome. The comfortable living room is centred around a nice feature wall, while the adjoining kitchen and dining area provide an easy setting for everyday meals, entertaining friends or gathering with family. Two generous-sized bedrooms are located on the main level. The spacious primary bedroom features patio doors opening onto a large, private west-facing deck—the perfect place to enjoy a quiet morning coffee or unwind at the end of the day. Downstairs, the fully developed lower level offers plenty of room to spread out. You’ll find an expansive recreation and family room, a three-piece bathroom and a versatile flex area ideal for an office, craft room, exercise space or potential future bedroom. You can have your laundry on the main floor or on the lower level - the option is yours. A particularly appreciated feature is the direct interior access to the attached double garage, allowing you to come and go comfortably without stepping outside into Alberta’s snow, rain or changing weather. Enjoy the clubhouse where neighbours can connect and enjoy a variety of social activities, and host your family celebrations. With walking paths, ponds, parks, shopping, dining and everyday amenities nearby, this is an opportunity to enjoy a comfortable, connected and low-maintenance lifestyle in one of Airdrie’s most desirable adult communities. EASIER LIFESTYLE without the chores.