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1820 Woodside Boulevard NW Airdrie, Alberta

MLS # A2342076



$549,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,622 sq.ft.	**Age:**	1998 (28 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Alley Access, Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Few Trees, Front Yard, Landscaped, Lawn, Level, Priv		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Laminate, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Shed.

Your short list is about to get even shorter! Welcome home ~ a FULLY developed two-storey with a double attached garage, in the heart of Woodside, Airdrie’s beautifully established golf course community. Boasting fresh paint, new flooring, central A/C, new Hot water tank, an oversized driveway, AND a huge private backyard with Back Lane access! Step inside to an inviting open-concept main floor finished with upgraded NEW luxury vinyl plank flooring. The bright kitchen features classic white cabinetry, stainless steel appliances, a corner pantry, ceiling fan, and a large window over the sink to make dish duty more enjoyable. The adjoining living and dining spaces offer an easy flow for everyday living and entertaining, with a garden door leading to the back deck, patio area and yard. Completing this main level is a convenient mudroom with a closet and garage access, and a 2-pc powder room with tiled floors & a window, plus the thoughtfully tucked-away main floor laundry! Upstairs, new carpet runs throughout the 3 bedrooms, thoughtfully separated from the bonus room for added privacy. The spacious primary suite features a 4-pc ensuite and organized walk-in closet with custom built-in wood shelving & hanging racks. TWO additional bedrooms share a 4-pc bathroom with a soaker tub/shower combo and generous vanity storage. The separate bonus room is filled with natural light from large windows and anchored by a corner gas fireplace with a tiered wood mantle. This perfectly developed basement adds even more versatile living space with new carpet! A large rec room, 4th bedroom, and 3-pc bathroom with tiled floor and a corner shower. Outside, enjoy a huge, fully landscaped backyard accented with mature trees and shrubs, a charming wood fence, complete with a deck that steps down to a lower wood patio, storage shed, and back

lane access for added convenience and privacy. With the golf course at its heart, mature streets, parks and everyday amenities just minutes away, Woodside offers that established community lifestyle that people are searching hard for. Move-in-ready and impressively finished indoor and outdoor space, PLUS a fantastic location within Woodside… This home is an unbeatable opportunity that won’t last long - reach out today!!

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