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# 1704 Woodside Boulevard NW Airdrie, Alberta

## MLS # A2348790



# $560,000

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|---|---|---|---|
| **Division:** | Woodside | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 1,506 sq.ft. | **Age:** | 1994 (32 yrs old) |
| **Beds:** | 4 | **Baths:** | 3 full / 1 half |
| **Garage:** | Double Garage Detached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Back Lane, Level, Low Maintenance Landscape, Private, Treed | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Hardwood, Tile | **Sewer:** | - |
| **Roof:** | Asphalt | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Vinyl Siding, Wood Frame | **Zoning:** | R1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Built-in Features, High Ceilings, No Smoking Home, Pantry | | |

**Inclusions:** TV in gym

Charming, tastefully renovated, and full of personality, this Woodside 2-storey is a rare find in Airdrie. A covered front porch welcomes you in, and inside a vaulted living room with an arched window fills the main floor with natural light. Hardwood runs through the main and upper levels, and designer lighting and fresh finishes bring modern style throughout. The spacious kitchen and dining area is made for gathering, and main floor laundry makes daily life easy. Upstairs, the primary bedroom has a designer feature wall, ceiling fan and a professionally done ensuite, and two additional good size bedrooms round out the upper level. The finished basement has a gas fireplace and a built-in entertainment unit, ready for movie nights. Outside, the fenced, private backyard has a deck with a retractable awning, so it works for summer BBQs, kids, pets and gardening. Back lane access leads to a double detached garage with plenty of room for your vehicles, toys and projects. Woodside Golf Course is nearby, along with schools, parks, playgrounds and shopping. Charming, updated homes with this kind of yard and garage are hard to find in Airdrie. Book your showing today!

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