

\$549,900 - 1615 Woodside Boulevard Nw, Airdrie

MLS® #A2104240

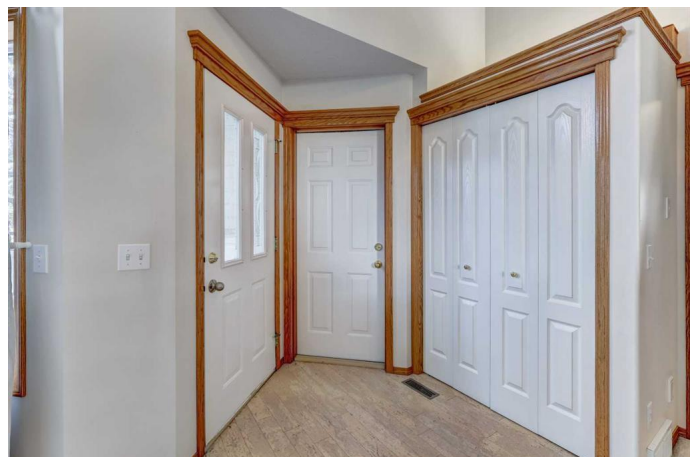
\$549,900

3 Bedroom, 2.00 Bathroom, 1,375 sqft

Residential on 0.11 Acres

Woodside, Airdrie, Alberta

Immaculate and charming former show home backing onto the 18th green in Woodside, Airdrie! With over 1600 sq ft of developed space with SOUTH FACING backyard, this is the property youâ€™ve been waiting for! This home has been cheerfully functioning and lovingly lived in by the original owners and the pride of ownership is evident. Upgrades include finished garage with heating duct, automatic sprinklers (with app), new roof (2022), new furnace (2021), new air conditioner (2023) and functioning chair lift. Walk into this bi-level home to be greeted with a bright living room and bedroom. Head up the stairs to discover the dining room (open to the living room below), kitchen with pantry and bright windows, primary bedroom with 4 piece ensuite and additional bedroom and 4 piece bathroom. The basement with large recreation room and natural gas fireplace is partially undeveloped with a which is perfect for storage (including large crawl space) and gives you the opportunity to develop as you see fit. This home is just a quick 2 block walk from the Golf Course Club House, which offers a newly renovated restaurant open year round. A great place for Sunday Brunch! Enjoy sitting on the large rear deck and watching golfers, as well as a view of the fountain at Woodside Golf course. Situated in the mature community of Woodside, this home has no neighbours behind. This property is close to playgrounds, a school, a short drive to amenities, quick access to Veterans Blvd and just a 20 minute



drive to Calgary. The location of this home is simply unbeatable, call today to book your showing.

Built in 1995

Essential Information

MLS® #	A2104240
Price	\$549,900
Sold Price	\$560,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,375
Acres	0.11
Year Built	1995
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	1615 Woodside Boulevard Nw
Subdivision	Woodside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2K1

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Built-in Features, Laminate Counters, Pantry, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Partially Finished

Exterior

Exterior Features	Garden
Lot Description	Backs on to Park/Green Space, Close to Clubhouse, Front Yard, Lawn, Garden, No Neighbours Behind, Landscaped, On Golf Course
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 1st, 2024
Date Sold	February 16th, 2024
Days on Market	15
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Real Estate Professionals Inc.
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