

\$375,000 - 6, 12 Woodside Rise Nw, Airdrie

MLS® #A2125838

\$375,000

1 Bedroom, 2.00 Bathroom, 845 sqft

Residential on 0.05 Acres

Woodside, Airdrie, Alberta

Welcome home to your remarkable bungalow-villa, that is nestled within a tranquil and gated 55+ complex of The LINKS! This home is ideal for an empty nester, those looking to "right size" or snowbirds who enjoy the "lock up and leave" lifestyle. As you enter the front door, you will notice the abundance of natural light as well as the newer vinyl plank flooring and lighting! The vaulted ceilings in the open layout living area, complete with dual sky lights make the unit feel bright and spacious. The meticulous care and pride of ownership is evident throughout the entire space. To the left of the front door is a very large den/office/flex room with a large closet that could easily be made into a second bedroom. To the right is a 2 piece bath with access to the crawl space area which spans the entire size of the unit. Walk through to the kitchen with an open layout, lots of cabinets and newer appliances. The kitchen seamlessly transitions into the dining area that is adorned with a skylight feature and this area opens onto the family room. There are bright sliding doors off to a large east facing deck just off the living room! Just off this spacious living area is the large master bedroom, full renovated bathroom with 5' easily accessible shower (redone by Bathfitters), and a stacked laundry pair. This villa also includes the added convenience of an attached single garage and the comfort of Air Conditioning in the hot summer months - (A/C unit serviced last summer). The furnace in the unit was also



replaced 3 years ago!! . For those seeking an active and social lifestyle, this community's clubhouse offers a wide range of activities for residents to enjoy. Whether it's engaging in social events or pursuing personal hobbies, you'll find a welcoming and vibrant atmosphere right at your doorstep. Situated in close proximity to the renowned Woodside golf course and picturesque pathways, this home provides endless opportunities for outdoor enthusiasts. This villa is located within a well-managed complex with low condo fees that include exterior maintenance, landscaping, and snow removal. Donâ€™t miss this incredible opportunity to embrace a relaxed and fulfilling lifestyle in this sought after complex! Book your private showing today!!

Built in 1997

Essential Information

MLS® #	A2125838
Price	\$375,000
Sold Price	\$375,000
Bedrooms	1
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	845
Acres	0.05
Year Built	1997
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Sold

Community Information

Address	6, 12 Woodside Rise Nw
Subdivision	Woodside

City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L3

Amenities

Amenities	Clubhouse, Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached

Interior

Interior Features	Granite Counters, No Animal Home, No Smoking Home, Open Floorplan, Skylight(s), Vaulted Ceiling(s), Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Crawl Space, None

Exterior

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Landscaped
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2024
Date Sold	May 1st, 2024
Days on Market	4
Zoning	R2-T
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX House of Real Estate
----------------	-----------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.