

# \$450,000 - 35, 12 Woodside Rise Nw, Airdrie

MLS® #A2174398

**\$450,000**

2 Bedroom, 2.00 Bathroom, 1,078 sqft

Residential on 0.07 Acres

Woodside, Airdrie, Alberta

OPEN HOUSE SAT OCT 26th 1-3 pm.

**\*\*RARE OPPORTUNITY** to own a BUNGALOW VILLA that is an END UNIT in the Gated 55+ Adult Complex in Woodside Estates in Airdrie. This great Home has 1078 sqft on the Main Level and includes Vaulted Ceilings, and Newer Carpet on the Upper Level. When you arrive you will love the spacious Living Room with an abundance of windows, fireplace, and access to a side deck. The Kitchen has a ton of Cabinets for plenty of storage, space for a full sized Dining Table, and includes a Freezer. There are 2 large Bedrooms with a Patio Door access to the Large West Facing Deck off the Primary Bedroom. Full Bathroom on the Upper Level. The Lower Level has a Massive Recreation Room, Laundry Room, a Large Flex Room with Huge Walk-in Closet for great Storage, and a 3 pc Bathroom with Shower Stall. This Home also has a Double Attached Garage, and a Newer Furnace in 2020. This Complex has a great Clubhouse for Social Events and Activities. Walking distance to Woodside Golf Course and close to shopping, dining and more Don't miss your chance to own in this great complex - Book your showing quickly. Ensure to watch the video tour on MLS or Realtor.ca.

Built in 1998

## Essential Information



MLS® #	A2174398
Price	\$450,000
Sold Price	\$460,000
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,078
Acres	0.07
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Sold

### **Community Information**

Address	35, 12 Woodside Rise Nw
Subdivision	Woodside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L3

### **Amenities**

Amenities	Clubhouse, Visitor Parking, Golf Course
Parking Spaces	2
Parking	Double Garage Attached

### **Interior**

Interior Features	Ceiling Fan(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Dryer, Electric Stove, Freezer, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	None
Lot Description	Close to Clubhouse, Low Maintenance Landscape, Level
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	October 24th, 2024
Date Sold	October 25th, 2024
Days on Market	1
Zoning	R2-T
HOA Fees	0.00

**Listing Details**

Listing Office	RE/MAX Rocky View Real Estate
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