



THE
A-TEAM

**RE/MAX
FIRST**

119 WOODSIDE Circle, Airdrie T4B 2J9

MLS®#: **A2161978**

Area: **Woodside**

Listing Date: **09/05/24**

List Price: **\$624,800**

Status: **Active**

County: **Airdrie**

Change: **-\$200, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2000**

Finished Floor Area
Abv Sqft: **2,080**
Low Sqft:
Ttl Sqft: **2,080**

DOM

13
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,004 sqft**
Lot Shape:

Parking
Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Level**
Park Feat: **Double Garage Attached, Driveway, Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **Dog Run, Playground, Private Yard**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Central Vacuum, Pantry, Storage**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	20`0" x 10`11"
Kitchen	Main	12`0" x 9`4"
Dining Room	Main	12`5" x 11`1"
2pc Bathroom	Main	5`5" x 5`2"
4pc Ensuite bath	Upper	11`11" x 8`7"
Bedroom	Upper	10`11" x 10`0"
3pc Bathroom	Lower	11`5" x 4`11"

Room	Level	Dimensions
Family Room	Main	14`7" x 14`1"
Bonus Room	Upper	15`7" x 11`0"
Laundry	Main	9`3" x 5`1"
Bedroom - Primary	Upper	15`7" x 10`11"
Bedroom	Upper	13`1" x 10`11"
4pc Bathroom	Upper	7`8" x 7`6"
Bedroom	Lower	13`6" x 11`7"

Title: **Fee Simple**
 Legal Desc: **9913139**

Zoning: **R1**

Remarks

Pub Rmks: **Amazing opportunity to own a large unique home in the heart of Woodside, one of Airdrie's top communities. Located on a peaceful street with fantastic neighbors on a no thru road with cul-de-sac and south facing back yard makes this location very tough to beat. Notable features are AC, all new carpet, new tile, new toilets, newer roof at 10 years old, irrigation system (currently off), sump pump and new washer and dishwasher. At almost 2100sqft with 4 beds, 3 baths, and fully developed basement this home offers room for the large family or the space to grow into. At entry you're greeted by a large and inviting open layout featuring a generous sized living room, a well-appointed kitchen with peninsula island and trendy open shelving, butcher block countertops, ample storage and updated appliances. An additional family room with dining area that transitions to the private backyard, offering abundant space with no rear neighbors and room to build a large new deck to suit your needs. Upstairs three spacious bedrooms await, including a king-sized master suite complemented by a walk-in closet and a 4-piece ensuite. The additional bedrooms offer plenty of space for growing kids. Descend to the finished basement, where an absolutely huge entertainment space can be converted to suit your needs. With another full bath and a fourth bedroom(non-compliant) this space provided ample room for guests, hobbies, extended family or kids space. Convenience is key with an attached double garage ensuring hassle-free parking and a mudroom / laundry space nicely tucked away on the main floor. Walking distance of the Woodside Golf Course and its renowned restaurant, while a short drive grants access to a wealth of amenities. With easy access to Deerfoot Trail and Calgary, this residence epitomizes both comfort and convenience.**

Inclusions: **N/A**
 Property Listed By: **RE/MAX First**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











