



THE
A-TEAM

**RE/MAX
FIRST**

19 WOODSIDE Crescent, Airdrie T4B 2G8

MLS®#: **A2165603**

Area: **Woodside**

Listing Date: **09/17/24**

List Price: **\$619,500**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 20-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1993**

Finished Floor Area

Abv Sqft: **1,410**
Low Sqft:
Ttl Sqft: **1,410**

DOM

64
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **4,375 sqft**
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Garden,Low Maintenance Landscape,Greenbelt,Landscaped,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden,Playground**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,No Smoking Home,Open Floorplan,Pantry,Storage**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`0" x 5`8"
Kitchen With Eating Area	Main	12`0" x 11`6"
Covered Porch	Main	26`9" x 4`8"
4pc Ensuite bath	Upper	7`10" x 5`10"
Bedroom	Upper	10`11" x 8`1"
Family Room	Basement	13`7" x 10`10"
Flex Space	Basement	10`7" x 9`11"

Room	Level	Dimensions
Living Room	Main	23`11" x 11`8"
Dining Room	Main	11`6" x 8`10"
Bedroom - Primary	Upper	17`7" x 11`7"
Bedroom	Upper	11`5" x 11`4"
4pc Bathroom	Upper	7`5" x 4`11"
Office	Basement	11`8" x 11`0"
Laundry	Basement	6`6" x 5`9"

2pc Bathroom

Main

6`3" x 2`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9212621

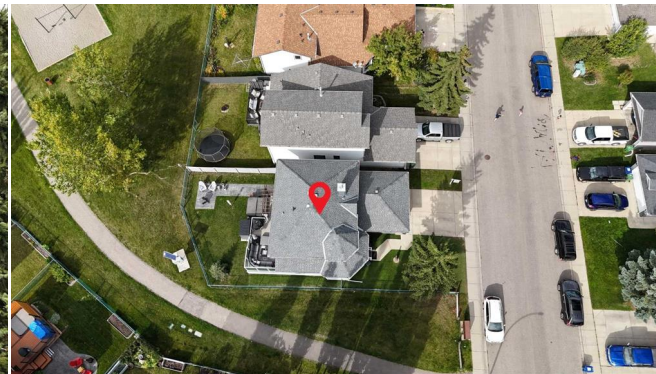
Zoning:
R1

Remarks

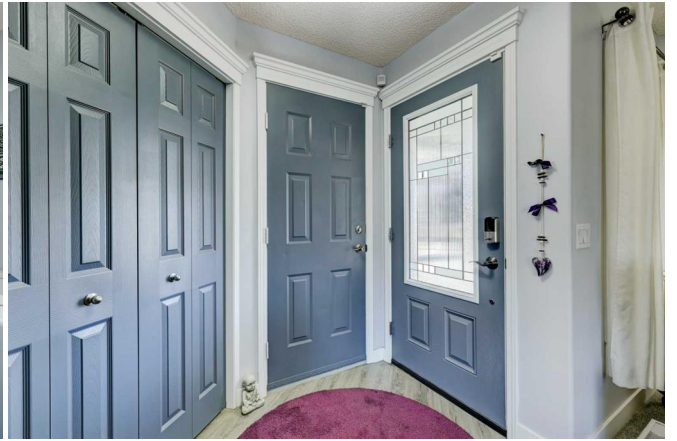
Pub Rmks: **Welcome to 19 Woodside Crescent NW, meticulously maintained and extensively renovated 2-storey siding onto the pathway and backing West onto the park/greenspace. The unique turreted design, new; siding, eaves troughs & soffit lighting (2021) and turf grass give the home curb appeal that's aesthetically pleasing. From the moment you step inside this jewel box, you'll be captivated by the warm, inviting atmosphere. The spacious living room (new carpet main & upper floor 2020) greets you with stunning natural light pouring in through the expansive and recently upgraded triple pane Lux windows. The kitchen is both functional and stylish (reno completed 2023), boasting a unique subway tile backsplash, ample upgraded cabinet space, corner pantry, quartz counters, laminate floors, and a raised breakfast bar that comfortably seats 3. Open to the dining room, this space is ideal for hosting family meals or casual gatherings and includes a functional built in pantry storage w tile backing, quartz counters and an interior open to below feature. A convenient 2-piece powder room is also located on the main floor, perfect for guests. Upstairs, the generously sized primary suite is a true retreat, complete with a charming sitting area, an oversized walk-in closet, and a luxurious 4-piece ensuite. The second bedroom is spacious and bright, while the main 4-piece bathroom offers convenience and comfort. You'll also appreciate the large, dedicated laundry room on this level—making chores a breeze (This 3rd bedroom was converted to a laundry room and could be converted back to a bedroom if the future need required). The fully finished basement (completed 2023) provides endless possibilities, featuring an expansive family room, a flex space that could serve as a home gym or entertainment area, and an office currently set up as a chic nail studio/salon. Additional features include a second laundry room, utility , and storage rooms—ideal for keeping everything organized. The high efficiency furnace, water heater and water softener were recently installed (2023). Step outside to enjoy your own private oasis—an immaculate, fully-fenced backyard where you can relax in the Hot Tub or on the massive, recently upgraded maintenance-free wrap-around West facing deck (dura deck w aluminum & glass railings), with a glass of wine. Walk the stamped concrete path to your outdoor firepit area. The inviting curb appeal is enhanced by a large, maintenance-free wraparound deck, and the attached garage with extra driveway parking adds to the home's convenience. Situated next to a park with scenic walking and bike paths, this property is perfectly located for families, just a short walk from Benkie's Lagoon, schools, shopping, and Woodside Golf Course. This home is truly move-in ready and waiting for its next loving owner. Don't miss your chance to experience everything this home has to offer—schedule your showing today!**

Inclusions: **Hood fan, Hot Tub, Storage shed (Patio furniture and Umbrella include in as-is condition)**
Property Listed By: **Real Broker**

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













19 Woodside Crescent NW, Airdrie, AB

Main Floor Exterior Area 684.92 sq ft
Interior Area 622.15 sq ft
Excluded Area 375.03 sq ft



0 2 4 8 ft

PREPARED: 2024/09/17

White regions are excluded from total floor area in GUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

19 Woodside Crescent NW, Airdrie, AB

2nd Floor Exterior Area 725.19 sq ft
Interior Area 695.59 sq ft



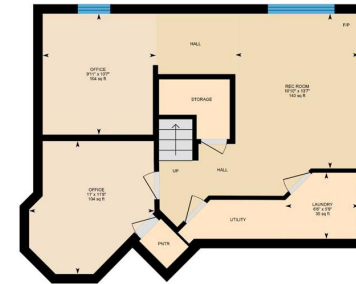
0 2 4 8 ft

PREPARED: 2024/09/17

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19 Woodside Crescent NW, Airdrie, AB

Basement (Below Grade) Exterior Area 594.13 sq ft
Interior Area 576.33 sq ft



0 2 4 8 ft

PREPARED: 2024/09/17

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