128 WOODSIDE Crescent, Airdrie T4B2K4

MLS®#:	**A2166989**	Area:	**Woodside**	Listing Date:	**09/20/24**	List Price:	**$725,000**
Status:	**Pending**	County:	**Airdrie**	Change:	**None**	Association:	**Fort McMurray**

General Information
Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2001**

Lot Information
Lot Sz Ar: **6,363 sqft**
Lot Shape:

Access:
Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In,Gazebo,Front Yard,Garden,Landscaped,On Golf Course,See Remarks**
Park Feat: **Triple Garage Attached**

Finished Floor Area
Abv Sqft: **1,981**
Low Sqft:
Ttl Sqft: **1,981**

DOM
39
Layout
Beds: **6 (5 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **5**
Garage Sz: **3**

Utilities and Features

Roof: **Cedar Shake**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Dog Run,Garden**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	**Main**	**5`0" x 5`0"**	**Dining Room**	**Main**	**14`11" x 6`1"**
Foyer	**Main**	**10`3" x 6`8"**	**Kitchen**	**Main**	**14`11" x 14`8"**
Laundry	**Main**	**7`3" x 9`0"**	**Living Room**	**Main**	**14`0" x 16`10"**
4pc Bathroom	**Second**	**7`8" x 4`11"**	**4pc Ensuite bath**	**Second**	**7`2" x 11`4"**
Bedroom	**Second**	**10`3" x 9`11"**	**Bedroom**	**Second**	**10`0" x 11`5"**

Bedroom	Second	9`5" x 10`1"	Bedroom	Second	9`5" x 13`5"
Bedroom - Primary	Second	13`7" x 12`6"	4pc Bathroom	Lower	8`7" x 5`1"
Bedroom	Lower	13`8" x 10`10"	Game Room	Lower	15`5" x 20`0"
Storage	Lower	9`7" x 6`5"	Furnace/Utility Room	Lower	14`4" x 8`8"

Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		**R1**	
Legal Desc:	**9612698**		

Remarks

Pub Rmks: **Location! Location Location! This 6-bedroom family home is in an incredible location, backing onto the 12th hole of Woodside Golf Course, offering beautiful views and direct access to one of the area's most desirable courses. The open kitchen is designed for both function and style, featuring granite countertops, a white tile backsplash, a large island with seating, upgraded cabinetry, and stainless steel appliances, including a gas range. The kitchen flows into a living area with new vinyl plank flooring throughout the house, creating a seamless space for family gatherings. From the bright breakfast nook, step out onto a spacious deck equipped with a BBQ gas line, where you can enjoy the landscaped backyard, and a seasonal pool (open from May to October), insulated kids playhouse, and gazebo entertainment area with hot tub (only 2 years old). The upper level offers a master suite with a walk-in closet and an updated ensuite featuring heated tile floors, dual sinks, and an oversized shower with dual shower heads. Four additional bedrooms and a 4-piece bath complete the upper floor, 2 of these bedrooms were once a bonus room and could be converted back if desired. The fully finished basement includes a large rec room with projector all set up for you, perfect for movie nights. Basement also houses the 6th bedroom, another full bathroom, making it ideal for guests or extended family. Homeowners pulled permits for all work they completed. A heated triple garage, with direct access to the backyard, adds convenience, while low-maintenance landscaping and a nearby kids' park enhance the home's family-friendly appeal. This home offers a rare opportunity to live in a prime golf course setting, while enjoying this amazing backyard, with something for everyone in your family. Book your viewing today!**

Inclusions: **playhouse, hot tub, above ground pool**

Property Listed By: **Keller Williams BOLD Realty**