



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**704 WOODSIDE Drive, Airdrie T4B 2G9**

MLS® #: **A2167456**

Area: **Woodside**

Listing Date: **09/20/24**

List Price: **\$699,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **1995**  
Lot Information  
Lot Sz Ar: **5,097 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,143**  
Low Sqft:  
Ttl Sqft: **2,143**

DOM

**39**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey Split**

Parking

Ttl Park: **6**  
Garage Sz: **2**

Access:  
Lot Feat: **Backs on to Park/Green Space**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 13`9"
Dining Room	Main	11`9" x 8`1"
Kitchen	Main	9`5" x 13`10"
Laundry	Main	7`9" x 8`3"
Bedroom - Primary	Second	12`8" x 14`2"

Room	Level	Dimensions
Family Room	Main	15`11" x 14`11"
Breakfast Nook	Main	11`3" x 17`0"
Bedroom	Main	13`5" x 9`1"
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"

Bedroom  
4pc Bathroom  
3pc Bathroom  
Laundry

Second  
Second  
Basement  
Basement

7`4" x 10`6"  
0`0" x 0`0"  
0`0" x 0`0"  
13`3" x 7`11"

Bedroom  
Bedroom  
Game Room

Second  
Basement  
Basement

10`1" x 8`7"  
12`4" x 17`0"  
17`10" x 37`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

9310209

Zoning:  
**R1**

Remarks

Pub Rmks:

**Stunning 2-storey split home located on the edge of the Tenth hole of Woodside Golf Course. This beautifully updated property boasts modern touches throughout, including new flooring on the second level, enhancing its contemporary appeal. As you step inside, the high vaulted ceilings in the Living Room, Dining Room, and Kitchen create an inviting, open atmosphere. The large windows flood the space with natural light, making the home feel bright and spacious. A cozy, sunken family room on the main floor features a gas fireplace, perfect for relaxing evenings. Additionally, there's a main floor bedroom that can function as an office or guest room. Upstairs, you'll find three generously sized bedrooms, with the primary bedroom offering a newly renovated ensuite and a large custom walk-in closet designed by California Closets. The updated vinyl plank flooring adds to the modern, sleek aesthetic throughout the second level. The fully finished basement is designed for entertainment, offering a large recreation room with a fireplace, built-in desk, bar, and TV wall unit. An extra fifth bedroom and a 3-piece bathroom complete this versatile space. This home is equipped with air conditioning and is situated on a school bus route that ensures quick snow clearance in winter. The extra-long driveway accommodates up to four vehicles or large RV, alongside a spacious oversized double garage. In the backyard, you can enjoy summer days on the large deck, surrounded by a beautifully maintained lawn with a sprinkler system. This home is just steps away from the Woodside Golf Course 525 Restaurant.**

Inclusions:  
Property Listed By:

**None**  
**Hope Street Real Estate Corp.**

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























