

## 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

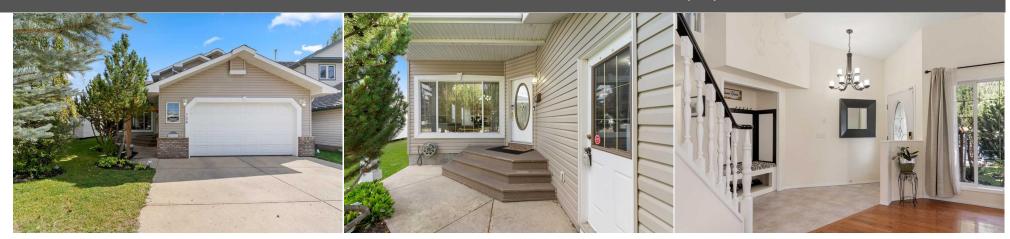


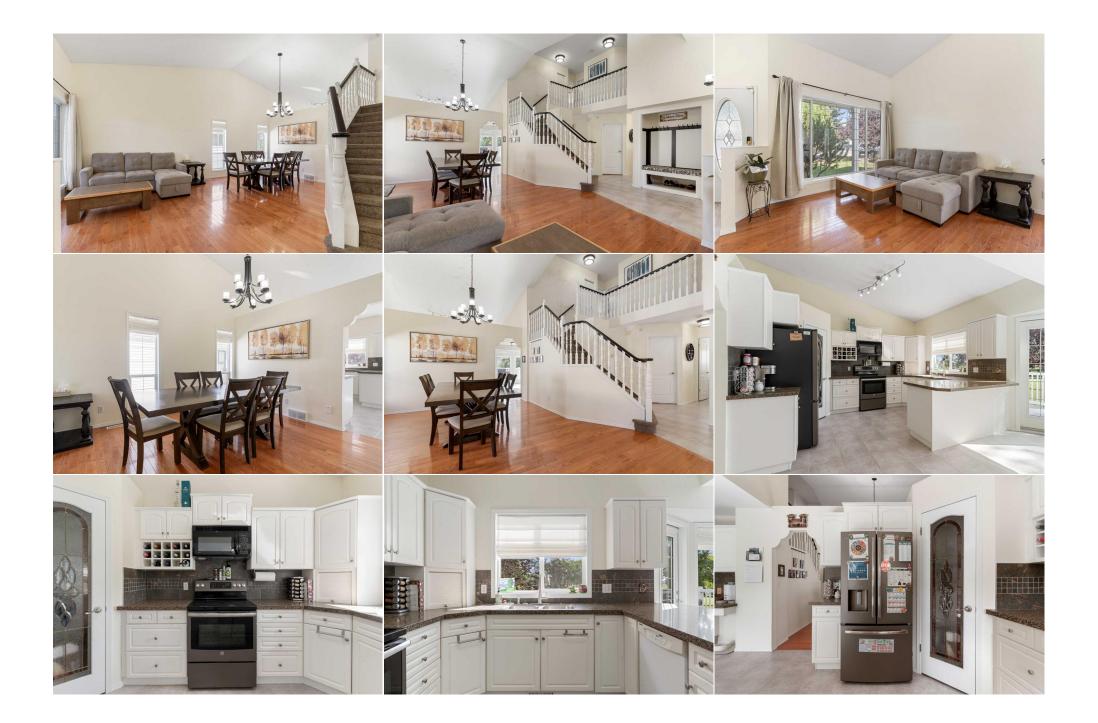
neral Informatio				DOM	
ор Туре:	Residential			62	
b Type:	Detached			Layout	
y/Town:	Airdrie	Finished Floor Ar	ea	Beds:	5(41)
ar Built:	1995	Abv Sqft:	2,143	Baths:	3.5 (3 1)
<u>Information</u>		Low Sqft:		Style:	2 Storey Split
: Sz Ar:	5,097 sqft	Ttl Sqft:	2,143		
: Shape:				Darking	
				Parking	_
				Ttl Park:	6
				Garage Sz:	2
cess:					
: Feat:	Backs on to Par	k/Green Space			
rk Feat:	Double Garage	Attached			

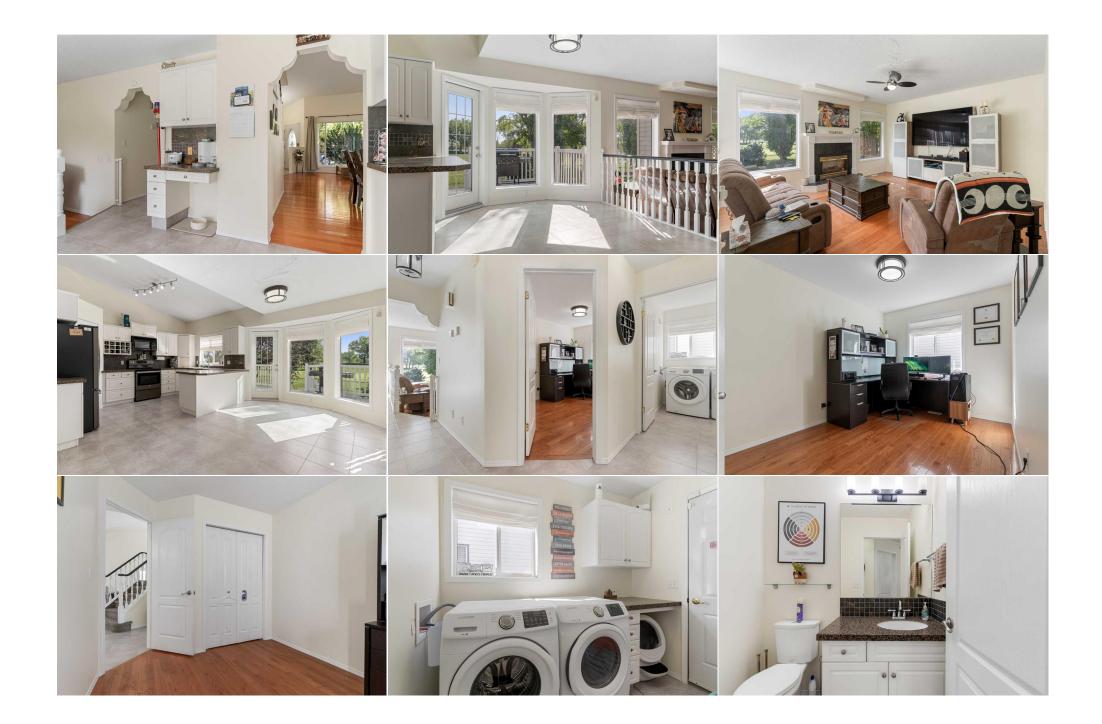
				Utilities and Features					
Roof:	Asphalt Shingle	)		Construction:					
Heating:	Forced Air			Vinyl Siding	Vinyl Siding				
Sewer:				Flooring:					
Ext Feat:	None	Carpet, Ceramic Tile, Hardwood, Vinyl Plank							
				Water Source:					
				Fnd/Bsmt:					
				Poured Concrete					
Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer									
Int Feat: See Remarks Utilities:									
		Room Information							
Room		Level	Dimensions	Room	Level	Dimensions			
Living Room		Main	14`3" x 13`9"	Family Room	Main	15`11" x 14`11"			
<b>Dining Room</b>		Main	11`9" x 8`1"	Breakfast Nook	Main	11`3" x 17`0"			
Kitchen		Main	9`5" x 13`10"	Bedroom	Main	13`5" x 9`1"			
Laundry		Main	7`9" x 8`3"	2pc Bathroom	Main	0`0" x 0`0"			
Bedroom - Primary		Second	12`8" x 14`2"	4pc Ensuite bath	Second	0`0" x 0`0"			

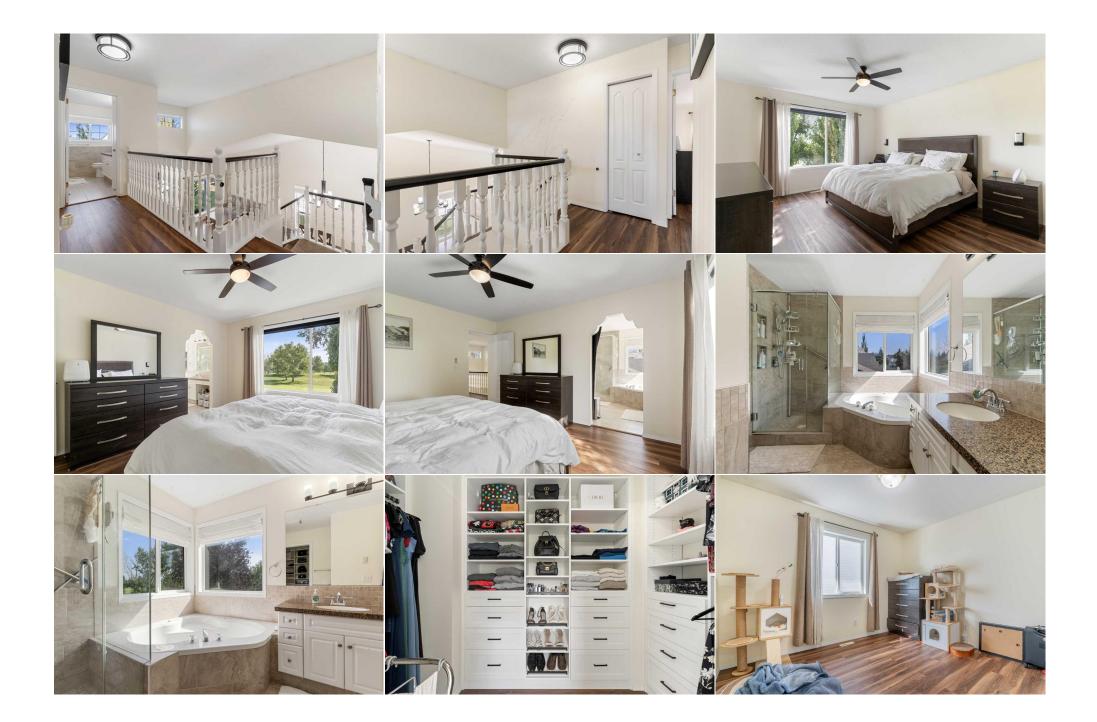
Bedroom 4pc Bathroom 3pc Bathroom Laundry	Second Second Basement Basement	7`4" x 10`6" 0`0" x 0`0" 0`0" x 0`0" 13`3" x 7`11"	Bedroom Bedroom Game Room	Second Basement Basement	10`1" x 8`7" 12`4" x 17`0" 17`10" x 37`9"	
			Legal/Tax/Financial			
Title: Fee Simple Legal Desc:	9310209	Zoning: <b>R1</b>				
·			Remarks			
Pub Rmks: Inclusions: Property Listed By:	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. None					

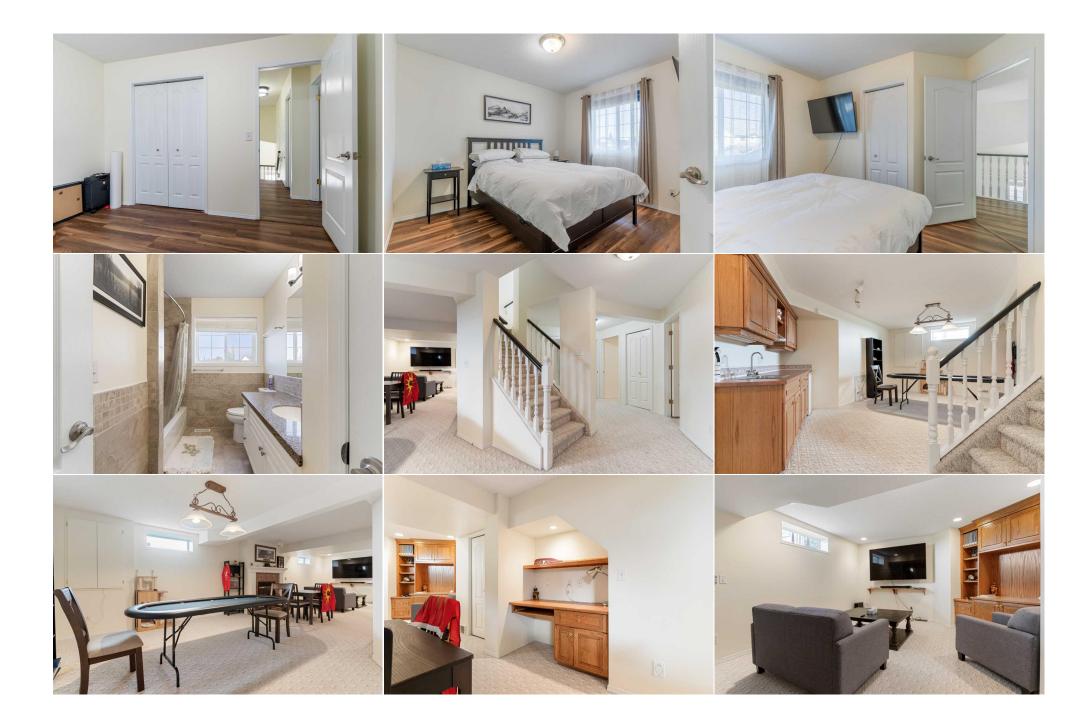
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















704 Woodside Dr NW, Airdrie, AB t (Below Grade) Exterior Area 1017.27 sq ft Excluded Area 187.50 sq ft REC ROOM 3797 x 17107 433 sq 8 860R00M 17 x 124 170 sc 8 SPC BAT 0 3 6 ft PREPARED 2024/08/19 White region



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