



THE
A-TEAM

**RE/MAX
FIRST**

605 WOODSIDE Court, Airdrie T4B 2W2

MLS® #: **A2179123** Area: **Woodside** Listing Date: **11/14/24** List Price: **\$799,900**
 Status: **Active** 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: **7,394 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,449**
 Low Sqft:
 Ttl Sqft: **1,449**

DOM

37
Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Close to Clubhouse,Creek/River/Stream/Pond,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,On Golf Course,Private,Rectangular Lot,See Remarks,Views**

Park Feat:

Additional Parking,Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Multiple Driveways

Utilities and Features

Roof: **Shake**
 Heating: **In Floor,Fireplace(s),Forced Air**
 Sewer:
 Ext Feat: **Balcony,Other,Private Yard**

Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Hardwood,Linoleum**
 Water Source:
 Fnd/Bsmnt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave,Range Hood,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Separate Entrance,Skylight(s),Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	12`3" x 10`8"	Dining Room	Main	14`3" x 10`4"
Living Room	Main	19`0" x 14`0"	Family Room	Basement	15`10" x 14`0"
Office	Main	9`9" x 9`6"	Game Room	Basement	21`1" x 14`2"
Laundry	Main	8`9" x 5`8"	Bedroom - Primary	Main	12`9" x 12`7"

Bedroom
Bedroom
3pc Bathroom

Main
Basement
Main

9`11" x 8`9"
12`0" x 9`6"
8`3" x 4`11"

Bedroom
4pc Bathroom
4pc Ensuite bath

Basement
Basement
Main

9`9" x 8`7"
8`8" x 5`0"
11`1" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0113130

Remarks

Pub Rmks:

RARE FIND with this Fully Finished WALKOUT BUNGALOW onto Woodside Golf Course! Original Owners present this IMMACULATE CUSTOM-BUILT McKee Home with over 2,800 sq ft of living space featuring UPGRADES GALORE! 4 BEDROOMS + HOME OFFICE & 3 FULL BATHROOMS with this spectacular show piece! Situated on a quiet, low traffic street on arguably one of the largest Bungalow lots backing South onto the golf course! Greeted with a very attractive CURB APPEAL & an impressive entrance that will instantly WOW you! Loads of NATURAL LIGHT flood the main level with soaring vaulted ceilings, skylight, 9' ceilings on the main & walkout with VIEWS overlooking the beautiful GOLF COURSE & POND behind! The Chef's kitchen highlights this OPEN PLAN & includes upgraded appliances, plenty of cupboard & granite counter space, gorgeous backsplash, HUGE ISLAND and large corner pantry! Flowing into the dining room & SPACIOUS bright living room with a cozy gas fireplace & access to your upper balcony deck capturing VIEWS TO GET EXCITED ABOUT! Steps away you'll enter your PRIMARY RETREAT complete with a full EN SUITE & WALK-IN CLOSET & plenty of space for a full bedroom set. A second bedroom on the main level with an additional MAIN FLOOR DEN/LIBRARY/OFFICE perfect for your home business, LAUNDRY ROOM, full bathroom & access to your DOUBLE ATTACHED GARAGE completes this level nicely. Professionally Developed WALKOUT basement boasting IN-FLOOR-HEAT, 2 more generous bedrooms, AWESOME REC ROOM (pool table & accessories included), WET BAR, yet another full bathroom, a second family room and a flex/home gym/storage area. The abundance of windows & natural light in this basement make the space feel like you're on the main level. A/C, Central Vac System, Boiler System for IN-FLOOR-HEAT, Stucco Exterior, Reverse Osmosis Filtration System, Water Softener, Phantom Screens, newer furnace/HWT/Roof, Underground Sprinklers & tasteful colours throughout are just a few more attributes to note! LOCATION is AMAZING on this home backing to a MATURE LANDSCAPE in an extremely quiet location! Extended Oversized Driveway for multiple vehicles to park. Walking distance to schools, parks, paths, amenities & easy access out of town for the commuters. Book your private viewing today to truly appreciate what this home has to offer. PRIDE OF OWNERSHIP to say the least!

Inclusions:
Property Listed By:

Pool Table & Accessories.
Legacy Real Estate Services

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











