



THE
A-TEAM

**RE/MAX
FIRST**

940 WOODSIDE Lane, Airdrie T4B 2K3

MLS®#: **A2180590**

Area: **Woodside**

Listing Date: **11/22/24**

List Price: **\$617,500**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **1998**

Finished Floor Area

Abv Sqft: **1,408**

Low Sqft:

Ttl Sqft: **1,408**

DOM

38

Layout

Beds: **4 (3 1)**

Baths: **3.0 (3 0)**

Style: **Modified Bi-Level**

Lot Information

Lot Sz Ar: **4,461 sqft**

Lot Shape:

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Close to Clubhouse,Fruit Trees/Shrub(s),Front Yard,Lawn,Landscaped,Underground Sprinklers,Private,Rectangular Lot

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Shake**
Heating: **In Floor,Forced Air**
Sewer:
Ext Feat: **Other,Private Yard,Storage**

Construction: **See Remarks,Stone,Vinyl Siding,Wood Frame**
Flooring: **Hardwood,See Remarks,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: **Built-in Features,Closet Organizers,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`6" x 10`0"
Living Room	Main	14`6" x 11`6"
Game Room	Basement	15`0" x 13`6"
Bedroom	Second	10`6" x 9`0"
Bedroom	Basement	13`6" x 12`0"
4pc Bathroom	Second	7`6" x 5`0"

Room	Level	Dimensions
Dining Room	Main	14`0" x 9`6"
Laundry	Basement	10`6" x 7`6"
Bedroom - Primary	Main	14`0" x 11`6"
Bedroom	Second	10`0" x 9`6"
3pc Bathroom	Basement	9`0" x 7`0"
3pc Ensuite bath	Main	8`0" x 7`6"

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **9510400**

Remarks

Pub Rmks: **STUNNING AND IMMACULATE RENOVATED HOME ON A QUIET STREET & located in the family friendly community of Woodside! Walking distance to Airdrie's premier golf course, this FULLY DEVELOPED, 4 BEDROOM HOME is full OF NATURAL LIGHT, and boasts over 2,300 sq ft of living space! Beautiful WIDE PLANK ENGINEERED HARDWOOD, VAULTED CEILINGS, QUARTZ COUNTERS, STAINLESS STEEL APPLIANCES (INCLUDING GAS STOVE), UNDER CABINET LIGHTING. Recent updates include; updated LIGHTING THROUGHOUT, BATHROOMS, PAINT, HOT WATER TANK AND BLINDS....CENTRAL VAC INCLUDED! Primary bedroom is located on the main level with WIC & spa-like en suite! Modified upper level is host to two more generous bedrooms & another full bathroom. Gorgeous features such as VAULTED CEILINGS, 9 FT CEILINGS & SUNSHINE WINDOWS IN THE BASEMENT, EXCELLENT DESIGN & FUNCTIONAL LAYOUT! Large family room on the main floor, PLUS second family room in the lower level, SPACIOUS KITCHEN WITH CENTRAL ISLAND AND OPEN, perfect for entertaining or watching your kiddos as you prepare dinners! Basement is fully developed with a 4th bedroom, another full bathroom, a HUGE laundry room, storage space and the coolest little hideaway for the kids/grandkids! Located on a low-traffic, quiet street, across from a BEAUTIFUL PARK this location is tough to beat! Large rear deck, underground sprinklers, garden beds with fully fenced backyard. Walking distance to all amenities, schools, parks, paths and the golf course. Easy access out to the major roadway systems for the commuters. Book your private viewing today to truly appreciate how IMMACULATE this home is!**

Inclusions: **N/A.**
 Property Listed By: **Legacy Real Estate Services**

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











