



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

132 Woodside Crescent NW
Airdrie, Alberta

MLS # A2230157



\$684,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,876 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Close to Clubhouse, Cul-De-Sac, Level, On Golf Course, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings		

Inclusions: Fire pit in the backyard, fridge in the basement

DREAMS DO COME TRUE! Nestled behind the scenic, tree-lined 12th hole of Woodside Golf Course, this beautifully maintained home offers the perfect blend of charm, space, and functionality for your growing family. With 5 bedrooms (3+2) and 3.5 baths, there's room for everyone to live, work, and relax in comfort. From the moment you step onto the inviting front porch, you'll feel the difference, this isn't your average cookie cutter house. Inside, the main floor welcomes you with newer LVP flooring, 9' ceilings, a cozy family room with a gas fireplace, and a large office ideal for working from home. The custom kitchen is a showstopper: full-height cabinetry, a farmhouse sink overlooking the backyard, quartz countertops, gas range with millwork hood fan, centre island, corner pantry, and even a coffee bar with additional cabinetry beside the sunny breakfast nook. It's the heart of the home, perfect for morning coffees, casual meals, and entertaining. Step right outside to your private, treed backyard oasis, where you can enjoy peaceful afternoons and evenings surrounded by nature, with direct access from the kitchen. Upstairs, a wide staircase leads to the spacious primary suite, complete with a bay window, 4-piece ensuite with soaker tub, separate shower, and a generous walk-in closet. Two additional large bedrooms and another full bathroom complete the upper level. The fully finished basement expands your living space with a spacious rec room, another cozy gas fireplace, two additional bedrooms, a full bathroom, and a proper laundry room, complete with a sink and folding area. Outside, the double attached garage keeps your vehicles secure, with extra parking available on the driveway and adjacent green space. NO Poly-B piping. This home is full of character, space, and warmth, a must-see for families who

love comfort and charm. VIRTUAL TOUR AVAILABLE!