



**512 Woodside Drive NW
Airdrie, Alberta**

MLS # A2308172



\$630,000

Division:	Woodside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,232 sq.ft.	Age:	1990 (36 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Close to Clubhouse, Landscaped, On Golf Course, Rectangular Lot		

Heating:	Central, Forced Air	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Quartz Counters		

Inclusions: Garage Fridge, Awning on Deck, Metal Shelving in Basement, Deck Furniture, BBQ, Gardening Tools including Hoses

PRICED ADJUSTED JUNE 19th ** Let's work a Deal on this Golf Course Home! ** Welcome to this BUNGALOW backing onto the 18th Fairway of Woodside Golf Course and in the 55+ area of Woodside in Airdrie. This Home is perfectly located across from the Woodside Clubhouse making it so convenient to go for a round of golf or enjoy the year round dining and lounge. When you arrive, you will immediately notice the overlength driveway and the beautifully landscaped yard. This Home greets you with a Fantastic Living Room with Maple Hardwood Floors, TRIPLE PANE WINDOWS to enjoy the views of the Golf Course, and a lovely Electric Fireplace with a blower and Mantle. The Kitchen features Quartz Countertops, Lots of Pot and Pan Drawers, Gas Stove, Glass Tiled Backsplash, and a Miele Dishwasher. The Dining Room has incredible windows for you to enjoy the view and opens onto the large Deck that has an awning and lots of room for you to enjoy your summer days watching the Golfers. This Home has a Large Primary Bedroom with a Bay Window, Walk in Closet with California Closet system, and a great Ensuite with Large Shower Stall. The main floor also has a Second Bedroom, Full 4 pc Bathroom with tub, and Laundry area with upgraded Miele Washer and Dryer. The Huge Lower Level has a start to its development, has a High Efficiency Furnace (2011), and is roughed in for a future bathroom. This Home has also been Freshly Painted, has New Light Fixtures in Bedrooms, and is Air Conditioned. The Yard is Fully Landscaped for your enjoyment, Includes all Deck Furniture and Garden accessories. There is an optional Lawn Mowing and Snow Removal service available for \$91/mo. Access to the 55+ Clubhouse is only \$50/yr per person and is perfect for activities and fellowship. This Home is ready for a quick possession. Don't miss your chance to enjoy

this great Community and all it offers.