



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

307, 309 Woodside Drive NW
Airdrie, Alberta

MLS # A2330737



\$229,900

Division:	Woodside		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	796 sq.ft.	Age:	1993 (33 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	0.04 Acre		
Lot Feat:	Close to Clubhouse		

Heating:	Baseboard	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 483
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	-	Utilities:	-
Features:	No Smoking Home		

Inclusions: All furniture is negotiable.

Experience the perfect balance of comfort, elegance, and carefree living in this beautifully appointed top-floor residence, ideally situated just one block from the Woodside Golf Course. Tucked within one of Woodside's most desirable 50+ adult communities, this exceptional home offers a tranquil setting surrounded by mature trees and beautifully maintained grounds. Designed with both style and functionality in mind, the bright open-concept floor plan is enhanced by contemporary laminate flooring and an abundance of natural light. The spacious living and dining areas flow effortlessly to a generous, very private balcony, creating the perfect setting to enjoy peaceful mornings with a coffee or relaxing afternoons in the sunshine. The thoughtfully designed kitchen is both beautiful and practical, featuring an abundant of cabinetry, and expansive counter space to inspire everything from everyday meals to entertaining family and friends. Retreat to the spacious primary suite, complete with a walk-through closet and convenient semi-ensuite access to the well-appointed four-piece bath. A versatile second bedroom offers endless possibilities as an elegant guest room, private home office, or creative studio. An in-suite laundry and storage room with a stacked washer and dryer adds everyday convenience while keeping your living space organized. Residents enjoy an exceptional lifestyle with thoughtfully designed common spaces, including a welcoming second-floor activity room and an inviting main-floor gathering area, private gazebo area out back, fostering a true sense of community. Additional highlights include an assigned parking stall conveniently located on the south side of the building, generous visitor parking, and pet-friendly living with board approval. Offering a rare combination of peaceful surroundings, a premier golf course location, and the ease

of low-maintenance living, this is an outstanding opportunity to enjoy an elevated lifestyle in one of Woodside's most sought-after adult communities.