



GRASSROOTS
REALTY GROUP

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1115 Woodside Way NW
Airdrie, Alberta

MLS # A2331593



\$649,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,793 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, On Golf Course		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan		
Inclusions:	none		

****OPEN HOUSE July 25 & 26 | 1:00–4:00 PM**** Welcome to Woodside Way, where mornings begin with peaceful golf course views and evenings end in the privacy of your beautifully landscaped backyard. Backing directly onto the fairways, this exceptionally maintained home offers the perfect balance of serenity, space, and everyday convenience in one of Airdrie's most sought-after communities. From the moment you arrive, the pride of ownership is unmistakable. With impressive curb appeal and thoughtful updates throughout, this is a home that has been genuinely loved and meticulously cared for over the years. At the heart of the home is a stunning kitchen designed for both everyday living and entertaining. Featuring quartz countertops, an abundance of cabinetry, and an impressively large walk-in pantry, it's a space that will delight anyone who loves to cook or host. The open-concept kitchen, dining, and living areas create an inviting atmosphere where family and friends naturally gather, while large windows frame the picturesque backyard and golf course beyond. The main floor also offers a convenient laundry room, a stylish powder room, and direct access to the double attached garage. Thoughtfully designed with a side access door for added functionality and ease of use, the garage makes everyday living even more convenient. Upstairs, a bright and spacious bonus room provides the ideal setting for movie nights, a playroom, or a quiet retreat. Two generously sized secondary bedrooms, a full bathroom, and an impressive primary suite complete the upper level. Wake up each morning to uninterrupted golf course views before stepping into your spacious walk-in closet and 5-piece spa-inspired ensuite, featuring a relaxing soaker tub, separate shower, and plenty of room to unwind after a long day. The basement extends your

living space with a large family room, an additional bedroom, and a versatile nook that's perfect for a home office, study area, or craft space. A bathroom rough-in offers the opportunity to further customize the lower level to suit your needs. Comfort is built into every season with central air conditioning, built-in sound wiring, and countless thoughtful details waiting to be discovered. Outside, the mature backyard offers exceptional privacy while showcasing breathtaking views across the golf course. Families will appreciate having the school bus stop conveniently located right out front, community mailboxes just across the street, nearby schools, and the Woodside Golf Club only moments away. Beyond the home, you'll enjoy Woodside's scenic walking trails, beautiful green spaces, and welcoming, family-friendly atmosphere. Offering an exceptional location and an equally exceptional lifestyle, this is more than just a home—it's a place to relax, entertain, and create lasting memories. Don't miss your opportunity to experience everything this incredible Woodside property has to offer.