



GRASSROOTS
REALTY GROUP

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272 Woodside Road NW
Airdrie, Alberta

MLS # A2339091



\$550,000

Division:	Woodside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,430 sq.ft.	Age:	1987 (39 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Lawn, Level, No Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s)		

Inclusions: Garage Heater, Instant Hot Water

Welcome to 272 Woodside Road, where comfort, space, and community come together in this welcoming 55+ community. Participate in the community activities and easily walk to the golf course. This exceptionally well-maintained home offers a spacious open-concept layout that is perfect for entertaining, relaxing, and enjoying everyday living—with plenty of parking for family and guests. This home is consistently 10–15% below average heating costs, keeping your monthly expenses manageable. Convenient oversized closet at the front door. The bright and inviting living and dining areas feature large windows that fill the space with natural light. Kitchen window allows more light in, plus bright lights making meal preparation a pleasure. Tons of cabinetry in the kitchen. Out the sliding door to the deck, and Sunroom, for those cooler days. Primary bedroom features a convenient cheater door to the 4 pce bathroom. Second bedroom is currently set up as a home office. Laminate flooring throughout the main areas on the main level. Lower level has a great sized family room for movie nights, hobbies or visiting. Bedroom is a good size plus three-piece bathroom for convenience. This home is a wonderful place to call home, and is ready for you to move in today. Fireplace and furnace are regularly serviced and in great working order. Hot water heater provides all the hot water you need!