



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1704 Woodside Boulevard NW
Airdrie, Alberta

MLS # A2348790

\$575,000

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,506 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Level, Low Maintenance Landscape, Private, Treed		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, No Smoking Home, Pantry		

Inclusions: TV in gym

Charming, tastefully renovated, and full of personality, this Woodside 2-storey is a rare find in Airdrie. A covered front porch welcomes you in, and inside a vaulted living room with an arched window fills the main floor with natural light. Hardwood runs through the main and upper levels, and designer lighting and fresh finishes bring modern style throughout. The spacious kitchen and dining area is made for gathering, and main floor laundry makes daily life easy. Upstairs, the primary bedroom has a designer feature wall, ceiling fan and a professionally done ensuite, and two additional good size bedrooms round out the upper level. The finished basement has a gas fireplace and a built-in entertainment unit, ready for movie nights. Outside, the fenced, private backyard has a deck with a retractable awning, so it works for summer BBQs, kids, pets and gardening. Back lane access leads to a double detached garage with plenty of room for your vehicles, toys and projects. Woodside Golf Course is nearby, along with schools, parks, playgrounds and shopping. Charming, updated homes with this kind of yard and garage are hard to find in Airdrie. Book your showing today!