



GRASSROOTS
REALTY GROUP

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28 Woodside Circle NW
Airdrie, Alberta

MLS # A2351886

\$480,000

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,326 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, No Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Shed

Step into a world where comfort meets charm, nestled within the desirable community of Woodside, NW Airdrie. This delightful two-storey detached house, embracing an architectural style that exudes warmth, welcomes you with its inviting front porch and meticulously landscaped backyard, offering a tranquil haven for relaxation and enjoyment. Inside, discover a thoughtfully designed living space spanning 1326.48 square feet, beautifully divided between 669.94 square feet finished above grade and 656.54 square feet finished upstairs. Three bedrooms provide restful retreats, complemented by one full bathroom and one convenient half bathroom, ensuring ease and functionality for your household. Hardwood, laminate, and carpet flooring create inviting surfaces throughout, while thoughtfully selected interior features add character and personality. Laundry day becomes less daunting with the dedicated laundry area located within the unfinished full basement. Outside, ample parking awaits with five spaces, including a parking pad, eliminating any concerns about visitors. Enjoy leisurely evenings with friends and family as you admire your low maintenance landscape, which offers both beauty and simplicity. With sidewalks, street lights, golf, shopping nearby, and an absence of any back lane, this property seamlessly blends convenience and serenity. OPEN HOUSE OCTOBER 17-18 2P-4PM