

**30, 1008 Woodside Way NW  
Airdrie, Alberta**

**MLS # A2256306**



**\$414,900**

<b>Division:</b>	Woodside		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bungalow		
<b>Size:</b>	928 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Front Drive, Garage Faces Front, Guest, Insulated, Single Garage		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Landscaped, Lawn,		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 366
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** Electric fireplace, Central Vacuum and Attachments, 2 book cases in basement, Shelving in storage room, Shelving in garage

Welcome to this beautifully maintained 55+ adult living bungalow, perfectly located in the sought-after community of Woodside. Offering the perfect blend of comfort, convenience, and community. This spacious 2-bedroom, 2-bathroom bungalow features a bright and functional floor plan, thoughtfully designed to support easy living. The inviting main floor includes a generous living room with large windows that flood the space with natural light and an electric fire-place for those cooler days. The well-appointed kitchen offers ample cabinetry, updated appliances, and convenient access to the rear deck, that is ideal for morning coffee or evening relaxation. The primary bedroom is generously sized, complete with a large closet. The secondary room is located at the front and is perfect for a den/guest room. Downstairs, the fully finished basement offers a spacious recreation area, for entertaining or unwinding, along with abundant storage and a room for hobbies or crafts. The basement also has a 3-piece bathroom and laundry. There is also a full laundry hook-up located on the main level, ready for a stackable laundry set. The Greens at Woodside is a quiet, friendly community, close to walking paths, nearby amenities and the Woodside Golf Course and offers the lifestyle you've been looking for in one of Airdrie's most desirable adult living communities. Book your showing today... this one won't last long.