

# \$451,000 - 23, 12 Woodside Rise Nw, Airdrie

MLS® #A2177444

**\$451,000**

2 Bedroom, 2.00 Bathroom, 1,076 sqft  
Residential on 0.06 Acres

Woodside, Airdrie, Alberta

Welcome to your dream home in the heart of Airdrie's premier 55+ gated community! This beautifully maintained adult bungalow villa offers 1076 sqft of elegant living space, complete with vaulted ceilings, providing an open and airy atmosphere. Featuring 2 comfortable and spacious bedrooms, a 4-piece bathroom on the main floor, and a 3-piece bathroom in the basement, this home is perfect for relaxed living. Enjoy the cozy gas fireplace, the carpet, furnace, hot water tank, central air conditioning (all updated in 2021), and a new dishwasher. The lower level boasts a large recreation room, family room, and a large flex room with 10-foot ceilings. With a double attached garage for convenient parking, this home has it all. The community offers fantastic amenities, including a clubhouse for social events, and easy access to the nearby Woodside Golf Course, shopping, dining, and more. Don't miss out on this fantastic opportunity to live in a vibrant, active adult community! Contact your favourite realtor today to schedule a viewing and make this lovely bungalow villa your new home.



Built in 1998

## Essential Information

MLS® #	A2177444
Price	\$451,000
Bedrooms	2

Bathrooms	2.00
Full Baths	2
Square Footage	1,076
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Semi Detached
Style	Bungalow, Side by Side
Status	Active

### **Community Information**

Address	23, 12 Woodside Rise Nw
Subdivision	Woodside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 2L3

### **Amenities**

Amenities	Clubhouse, Golf Course, Visitor Parking
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Vaulted Ceiling(s)
Appliances	Dishwasher, Freezer, Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

Exterior Features	Other
Lot Description	See Remarks

Roof	Asphalt Shingle
Construction	Wood Frame, Brick, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	November 7th, 2024
Days on Market	125
Zoning	R2-T

### **Listing Details**

Listing Office	Manor Hill Realty YYC Inc.
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