

**19 Woodside Crescent NW
Airdrie, Alberta**

MLS # A2165603



\$649,900

Division:	Woodside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	1993 (31 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Garden, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: Hood fan, Hot Tub, Storage shed (Patio furniture and Umbrella include in as-is condition)

OPEN HOUSE SUNDAY SEP 22ND 12:00 PM (NOON) TO 2:00 PM ***Welcome to 19 Woodside Crescent NW, meticulously maintained and extensively renovated 2-storey siding onto the pathway and backing West onto the park/greenspace. The unique turreted design, recent vinyl siding and turf grass give the home curb appeal that's aesthetically pleasing. From the moment you step inside this jewel box, you'll be captivated by the warm, inviting atmosphere. The spacious living room greets you with stunning natural light pouring in through the expansive and recently upgraded Lux windows. The kitchen is both functional and stylish, boasting a unique subway tile backsplash, ample upgraded cabinet space, corner pantry, quartz counters, and a raised breakfast bar that comfortably seats 3. Open to the dining room, this space is ideal for hosting family meals or casual gatherings and includes a functional built in pantry storage w tile backing, quartz counters and an interior open to below feature. A convenient 2-piece powder room is also located on the main floor, perfect for guests. Upstairs, the generously sized primary suite is a true retreat, complete with a charming sitting area, an oversized walk-in closet, and a luxurious 4-piece ensuite. The second bedroom is spacious and bright, while the main 4-piece bathroom offers convenience and comfort. You'll also appreciate the large, dedicated laundry room on this level—making chores a breeze (This 3rd bedroom was converted to a laundry room and could be converted back to a bedroom if the future need required). The fully finished basement provides endless possibilities, featuring an expansive family room, a flex space that could serve as a home gym or entertainment area, and an office currently set up as a chic nail studio/salon. Additional features include a second laundry room, utility,

and storage rooms—ideal for keeping everything organized. The high efficiency furnace, water heater and water softener were recently installed. Step outside to enjoy your own private oasis—an immaculate, fully-fenced backyard where you can relax in the Hot Tub or on the massive, maintenance free West facing deck, with a glass of wine. Walk the stamped concrete path to your outdoor firepit area. The inviting curb appeal is enhanced by a large wraparound deck, and the attached garage with extra driveway parking adds to the home's convenience. Situated next to a park with scenic walking and bike paths, this property is perfectly located for families, just a short walk from Benkie's Lagoon, schools, shopping, and Woodside Golf Course. This home is truly move-in ready and waiting for its next loving owner. Don't miss your chance to experience everything this home has to offer—schedule your showing today!