

43, 12 Woodside Rise NW
Airdrie, Alberta

MLS # A2166765



\$430,000

Division:	Woodside		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	1,079 sq.ft.	Age:	1997 (27 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached, Front Drive, Gated		
Lot Size:	0.07 Acre		
Lot Feat:	Backs on to Park/Green Space, Close to Clubhouse, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s)		

Inclusions: 2 White Cabinets in Storage Room & Wall Mounted Cabinet in Garage

Welcome to carefree living in the desirable Links at Woodside! This charming bungalow offers the perfect blend of comfort, convenience, and community. Designed for 55+ living, this villa features beautiful hardwood floors with 2 bedrooms and a 4-piece bathroom on the main floor, with a Safe Step Tub/shower (\$17,000 upgrade) for ease and safety. The kitchen, updated in 2020, boasts modern appliances including a dishwasher (2021), electric range and microwave-hood fan (2020). Fresh paint and 3 new ceiling fans installed in 2022 ensure a bright and comfortable atmosphere. Enjoy full main-floor living with laundry hookups, a double car garage, and a cozy, move-in-ready space. The home is well-maintained, with furnace and hot water tank servicing completed in spring 2024, plus duct cleaning and a new storm/screen door added in 2024. The basement provides extra space with a bedroom, 3-piece bath, family room, laundry room, and abundant storage. Step outside to two newly upgraded decks, perfect for enjoying your morning coffee or hosting friends. The community clubhouse is the heart of the complex, offering social events, a rentable party room, and a welcoming atmosphere where you can meet your neighbours. Located near Woodside Golf Course, shopping, and scenic pathways, this home offers everything you need to embrace a relaxed lifestyle. Adult living (55+ complex) at its finest, where you can enjoy peace, privacy, and a strong sense of community.