

# \$443,900 - 18, 12 Woodside Rise Nw, Airdrie

MLS® #A2215561

**\$443,900**

2 Bedroom, 2.00 Bathroom, 1,077 sqft

Residential on 0.06 Acres

Woodside, Airdrie, Alberta

\*\*\*55+ LIVING AT ITS FINEST!\*\*\* Welcome Home to the Comfort & Convenience of living in the Highly Coveted & GATED Community of Links at Woodside, next to Airdrie's PREMIER GOLF COURSE just steps from your front door! This Meticulously MAINTAINED & Fully DEVELOPED End Unit BUNGALOW with Attached DOUBLE GARAGE boasts more than 2100ft over 2 levels and features RECENT RENOVATIONS & many UPGRADES throughout! The main level is the Heart of the Home, showcasing an INVITING layout bathed in an abundance of NATURAL LIGHT compliments of the LARGE VINYL WINDOWS & Grand VAULTED Ceilings. The Open Concept design seamlessly connects the Bright & EXPANSIVE Living Room with Cozy GAS FIREPLACE to the Classic CHEF'S Kitchen with eat-up Breakfast Bar, EXTENDED Cabinetry, DESIGNER COUNTERS with SEEMLESS OVERSIZED SINK (for easy cleanup) & Dining Area - ideal for everyday living and hosting Family gatherings! Completing this level is a Large Master Retreat with private patio access to the Deck, 2nd generously sized Bedroom and Full Bath. Downstairs, your FULLY DEVELOPED & Recently RENOVATED Lower Level provides additional living space and features a huge Family Room, GAMES/REC Room, WET BAR with Stone Counters, DEN/OFFICE (or 3rd Bedroom with future egress window), another FULL Bath & Tons of Room for Storage! Step outside into your



Lovely Outdoor Space, where you can create a peaceful & welcoming sitting area on the Large Deck, making it perfect for both relaxation and entertaining. RECENT RENOVATIONS & UPGRADES include NEWER FURNACE, STONE COUNTERS, DRYER, LED LIGHTING & MORE! This Beautiful WELL MANAGED Adult Living Complex with SUPER LOW Condo Fees is PET FRIENDLY (with Board Approval) & offers an amazing sense of Community, boasting an ACTIVE & INDEPENDENT environment to enrich your lifestyle, with plenty of SOCIAL Amenities to keep you busy! Excellent Location in Airdrie's Premier Golf Community, surrounded by multiple Ponds & Pathways, Playgrounds & Greenspaces & just a short stroll from Woodside Golf Course & MORE! Simply MOVE IN & Enjoy everything that living at Links at Woodside has to offer!

Built in 1998

### **Essential Information**

MLS® #	A2215561
Price	\$443,900
Bedrooms	2
Bathrooms	2.00
Full Baths	2
Square Footage	1,077
Acres	0.06
Year Built	1998
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### **Community Information**

Address	18, 12 Woodside Rise Nw
Subdivision	Woodside
City	Airdrie

County	Airdrie
Province	Alberta
Postal Code	T4B 2L3

### Amenities

Amenities	Other
Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Stone Counters, Vinyl Windows, Wet Bar, Separate Entrance
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Entrance
Lot Description	Low Maintenance Landscape, Rectangular Lot, See Remarks, Other
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 14th, 2025
Days on Market	7
Zoning	R2-T

### Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services

provided by real estate professionals who are members of CREA. Used under license.