

# \$649,900 - 1712 Woodside Boulevard, Airdrie

MLS® #A2260896

**\$649,900**

4 Bedroom, 4.00 Bathroom, 1,711 sqft

Residential on 0.10 Acres

Woodside, Airdrie, Alberta

This Woodside home is steps away from the first Tee box and itâ€™ll be your NUMBER 1. A thoughtfully laid out home begins with an upgraded tile entry way, curved grand staircase and a lovely sitting area. Your HEATED garage (and additional washer/dryer hookup) are through your designated mudroom space. This spacious garage comes equipped with plenty of built in storage! Down the hall is a half bath and the open family room, dining room, and kitchen space. This open concept area is fit for entertaining and includes views of the EXCEPTIONALLY maintained garden yard. Upstairs youâ€™ll find two well appointed bedrooms, and the primary suite with upgraded walk in shower. Head down into the basement to find a FOURTH BEDROOM, flex/recreation space, as well as an additional half bath. This home has been heavily upgraded since 2020. Upgrades include: New floor tile on main floor, new backsplash tile in kitchen, painted with fresh trim and baseboards in 2022, TRIPLE PANE WINDOWS this year including a NEW sliding patio door, Updated light fixtures throughout home, ALL NEW TOILETS, Fridge 2023, Dishwasher & Stove in 2021, BUILT IN holiday home lights, SMART back fountain, Water Softener, NEW FURNACE 2023, NEW HOT WATER TANK 2024, New Window Coverings, THE LIST GOES ON. Call your favorite Realtor today to book a showing and snag this family home in coveted WOODSIDE.



Built in 1998

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2260896    |
| Price          | \$649,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 2           |
| Half Baths     | 2           |
| Square Footage | 1,711       |
| Acres          | 0.10        |
| Year Built     | 1998        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

## Community Information

|             |                         |
|-------------|-------------------------|
| Address     | 1712 Woodside Boulevard |
| Subdivision | Woodside                |
| City        | Airdrie                 |
| County      | Airdrie                 |
| Province    | Alberta                 |
| Postal Code | T4B 2K1                 |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

## Interior

|                   |                                                                              |
|-------------------|------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Kitchen Island, Breakfast Bar                             |
| Appliances        | Dishwasher, Microwave Hood Fan, Washer/Dryer, Induction Cooktop, See Remarks |
| Heating           | Fireplace(s), Forced Air                                                     |
| Cooling           | None                                                                         |
| Fireplace         | Yes                                                                          |
| # of Fireplaces   | 1                                                                            |
| Fireplaces        | Gas                                                                          |

|              |                |
|--------------|----------------|
| Has Basement | Yes            |
| Basement     | Finished, Full |

## Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | Garden                   |
| Lot Description   | Back Lane                |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

## Additional Information

|                |                   |
|----------------|-------------------|
| Date Listed    | October 1st, 2025 |
| Days on Market | 22                |
| Zoning         | R1                |

## Listing Details

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

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