

**317 Bayside Place SW**  
**Airdrie, Alberta**

**MLS # A2129141**



**\$755,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,954 sq.ft.	<b>Age:</b>	2003 (21 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Cul-De-Sac, Open Lot, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Double Vanity, French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vinyl Windows

**Inclusions:** 2 Sheds, 2nd set of washer / dryer

Check out this 2 bedroom Walkout Suite. A rare find in Airdrie. Gorgeous renovated 6 bedroom walkout home on a 1/5 acre lot. 2 bedroom "legally" suited. 4 bedrooms on the upper floor for your large family. The main and walkout basement has recently been updated. Elegant and modern decor. Open concept with New Luxury Vinyl Plank flooring. Large den / office on the main floor. New and stylish kitchen with a large center island; quartz counter tops. A massive windows with plenty of sunshine. Imagine all the family gatherings in this spacious home. Enormous south facing lot for the gardening enthusiasts. A great home for kids. City approved LEGAL SUITE. Separate laundry. Convenient access to schools and shopping. Vacant and ready to move in. Call your favorite Realtor for a tour ; )