

**2205 Bayside Road SW**  
**Airdrie, Alberta**

**MLS # A2161644**



**\$899,999**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,504 sq.ft.	<b>Age:</b>	2022 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Tandem, Triple Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Gentle Sloping, Irregular Lot, Landscaped, Street		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** some furniture can possibly be purchased

**WELCOME HOME!** This STUNNING McKee built Bungalow sits on a fully fenced and landscaped lot with water views! The home features OVER 2700sf of DEVELOPED AREA and boasts of NUMEROUS upgrades over builder specs, with over 30 additional cabinets, upgraded carpeting, flooring, lighting and more. When you first enter the home, it's as though you are looking at the cover of an architectural magazine. You are greeted by stunning TEN FOOT ceilings (11' over the Living Room), floor to ceiling windows, a gleaming white kitchen with large central island, gorgeous white central fireplace and that is just the beginning. The large Primary bedroom boasts water views, a large walk-in closet (More upgraded cabinets and shelving), LUXURIOUS 5 piece ensuite and connects to the main floor laundry room. A bright office at the entrance of the home is great for a home based business and also features more built-ins. The main living area walks onto the full width deck (with water views). The kitchen boasts of upgraded stainless appliances with double door fridge, gas range and butlers pantry with additional storage and a wine fridge! The WALK-OUT basement is FULLY DEVELOPED and features 2 large bedrooms, a HUGE rec room and a gym! The bedrooms both enjoy ample closet space and share a beautiful 4 piece bathroom. The rec room has enough room for a big screen tv, ping pong table or whatever best suits your family's needs (it also has rough in plumbing for a wet bar). The gym has enough space for a range of equipment and the furnace area has loads more storage. Parking is a breeze in the DOUBLE (with TANDEM BAY) GARAGE and it also features loads of hanging storage and a mezzanine over the tandem bay portion. The home sits on a quiet street on a FULLY FENCED and LANDSCAPED LOT with a quaint garden shed that MATCHES

your new home. The railing on the upper deck has recently been upgraded to frosted glass and a 6' tall section providing even more privacy while enjoying the sunshine and views! This gem of a home is in absolute move in condition, right down to the central A/C!