

**1362 Bayside Drive SW**  
**Airdrie, Alberta**

**MLS # A2170159**



**\$660,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,066 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Front Yard, Lawn, Private, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Humidity Control, 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>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Wall clock		

Located in the charming family-friendly community of Bayside Estates, this exquisite and well-kept property presented by its original owners is up for grabs. This property welcomes you into a very functional floor plan with hardwood floors and nine-foot ceilings. Currently utilized as an office, the mud room opens to a walk-through pantry with extra storage and tile flooring. From there, you enter the kitchen, which features granite countertops, a sophisticated backsplash, and stainless-steel appliances. The living area promotes relaxation with enormous windows that open out to a 30’ wide deck and a south-facing backyard equipped with a play structure. This home offers a very large master bedroom with vaulted ceilings, a full 4-piece en-suite, and a walk-in closet. The second floor also features two other spacious bedrooms that share a 4pc bathroom. Additionally, there is a generously sized bonus room with vaulted ceiling, providing an ideal and inviting space for family relaxation and activities. The upper floor also includes a laundry room equipped with a large granite countertop, shelving, and relatively new washer and dryer appliances purchased in 2022. The basement boasts 9-foot ceilings, a sump pump, and a rough-in for central vacuum. Conveniently located near parks, bike routes, canal walks, and commercial centers, this property will likely meet or exceed your expectations.