

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

**MLS # A2170159**



**\$659,999**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <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.