

**120 Bayside Point SW**  
**Airdrie, Alberta**

**MLS # A2181117**



**\$679,500**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,719 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Recta		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		
<b>Inclusions:</b>	basement bedroom wardrobe		

Location, location, location! Welcome to 120 Bayside Point, a fully finished 2 storey walkout basement home with a double attached garage. This home has an incredibly sought after location as it backs onto the canal, with ample green space, and the walking path located directly behind this family friendly home. Step inside this beautiful, squeaky-clean, well-maintained home and you’ll be impressed! The main floor features gorgeous windows that flood the home with an abundance of natural light, a stunning vaulted ceiling over the breakfast nook, dark hardwood flooring, and granite counter tops. The main floor includes the well-designed kitchen with incredible views from the kitchen sink, breakfast nook that leads onto the oversized deck, an inviting living room complete with a cozy 3-sided gas fireplace, conveniently located den/flex room, 2-piece bath, and laundry area/mud room. Up the stairs you will be greeted by the spacious primary bedroom with more stunning views of the canal! The primary bedroom includes a 4-piece ensuite and walk-in closet. Two additional good-sized bedrooms and a 4-piece bath round out the second level of this home. The walkout basement is home to an additional bedroom, 4-piece bathroom, family room, and storage and utility rooms. Step outside and you’ll find yourself on the charming patio which leads into the lovely, landscaped backyard where you can enjoy your time outside or use the back gate to the be connected to Airdrie’s incredible pathways! This home is quality and offers great bang for your buck!