

**2006, 2370 Bayside Road
Airdrie, Alberta**

MLS # A2210665



\$449,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,538 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 511
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: None

**** OPEN HOUSE:** Friday, Apr. 18th 3-5pm Welcome to this charming and meticulously cared-for townhome, located in the sought-after community of Bayside close to schools and with canal views! Offering over 1,795 sq ft of total living space with the finished basement, this 3-bedroom home backs onto serene green space and is perfect for families, professionals, or anyone looking to enjoy comfort and convenience in a welcoming neighborhood. Step inside to a bright and airy living room, filled with natural light from the expansive windows. Just up a few steps, you'll find the spacious kitchen with pantry and dining area—ideal for entertaining—with easy access to a large private deck, perfect for relaxing or hosting guests. Upstairs, discover a generous primary suite complete with a walk-in closet and a stylish 3-piece ensuite. Two additional bedrooms, a 4-piece main bathroom, and a convenient upstairs laundry room complete the upper level. downstairs, the fully finished basement (258 sq ft) offers flexible space for a family room, home office, or guest area. Additional features include all new blinds (aside from 2 in non primary bedroom), a double garage, and low-maintenance landscaping. Located in a quiet, family-friendly neighborhood close to parks, schools, and walking paths—this home truly has it all. Don't miss your chance to make Bayside home!