



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1815 Bayside Island SW
Airdrie, Alberta

MLS # A2231621



\$1,650,000

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,753 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Triple Garage Attached		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Underground S		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Cement Fiber Board, Stone	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage heater, basement shelving, gazebo, shed, light post on dock, gem stone exterior lighting		

Incredible opportunity to own a rare property on Bayside Island. Situated on a peninsula surrounded by water, only 12 families have the privilege of calling this street home. Backing west, with extensive professional landscaping, you will be delighted with this impressive bungalow estate. The impeccable floor plan has been designed to be airy and bright with each room thoughtfully apportioned. The expansive vaulted ceiling, warm neutral tones and quality finishings elevate the serenity and flow in each space. The kitchen is the heart of the home with a large pantry, a separate butler pantry, a massive central island and rich cabinetry. The living room features a floor to ceiling tiled fireplace that adds grandeur. Off the ample dining space, are sliding doors that lead to a full width deck with a covered area for shade and stairs that lead to the yard below. The primary suite features stunning water views with a luxurious ensuite. A sumptuous soaker tub, a large tiled shower, dual sinks with storage and a walk-in closet with custom organizers will make you feel truly spoiled. Off the primary is two way access to the laundry room with custom cabinetry. A mud room, main floor den/office and two piece bath round out this level. The fully developed walkout basement was finished with a mind toward entertaining. In-floor heat makes it comfortable year-round. A large recreation area features space for movie nights on a big comfy couch, games nights around the table and a custom wet bar to keep everyone in high spirits! Two additional bedrooms, a home gym and a 4 piece bath complete the tour of the basement. Outside, the private dock is the perfect launch pad for paddleboarding or kayaking along the canal. Enjoy sunsets in the hot tub, and later, cozy up around a crackling fire under the pergola. This home is meant for making memories in a place that truly exceeds the imagination.

The triple garage is heated with ample space for vehicles and storage. Additional updates include many modern conveniences including Gemstone Lights, Hardie board siding, a tankless hot water system, water softener, an induction stove (you'll never go back), air conditioning and an irrigation system in the front and back yard. This is a fantastic community with many walking trails. Check out the link on the listing to view the video tour.