



GRASSROOTS
REALTY GROUP

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206 Bayside Loop SW
Airdrie, Alberta

MLS # A2234001



\$839,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2019 (6 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Lawn, Level, Underground Sprinklers		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Gazebo, Hot Tub, Office Desk, Refrigerator in garage		

This impeccably maintained 4-bedroom executive home, located in the heart of sought-after Bayside Estates, is packed with numerous quality upgrades. Step inside and you'll immediately notice the warm, rich LVP flooring that flows from the foyer past the private main floor office to the bright and airy open concept living space. The kitchen features an oversized quartz island with breakfast bar seating, black stainless-steel appliances including a gas range and chimney-style range hood, a built-in microwave and beverage fridge, soft-close cabinetry, and both a walk-in pantry and a butler's pantry with bar sink. The living room centres around a natural gas fireplace—perfect to cozy up around on chilly nights—while oversized sliding patio doors allow gatherings to easily transition outdoors. Enjoy summer barbecues on the large, low-maintenance composite deck complete with a natural gas BBQ connector, gazebo and hot tub. Upstairs, the spacious primary suite is a private retreat featuring a luxury 5-piece ensuite with in-floor heating, dual vanities, a stand-alone soaker tub, and a walk-in closet. Three additional bedrooms—two with walk-in closets—share a full 4-piece bath, while a large bonus room and full laundry room round out the upper level. The basement is a blank canvas ready for your personal touch. Other highlights include central A/C, built-in drinking water filtration, a soft water conditioner with de-chlorination system, and underground irrigation outside. Bayside Estates is known for its beautiful canals, scenic walking paths, and quick access to parks (including popular Sandpiper Park), schools, shopping and dining. With nothing left to do but unpack, this perfect family home has it all. Check out the iGuide virtual tour and book your showing today.

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