



**GRASSROOTS**  
REALTY GROUP

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

## 3 Bayside Cove SW Airdrie, Alberta

**MLS # A2237499**



# \$855,000

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,277 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Manufactured Floor Joist, Vinyl Siding, Wood Framing	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Coast Spas Swim Spa, outdoor gas fire pit, blinds, baby gates, outdoor kitchen, back-door shoe cabinet, surplus vinyl plank flooring with nosings for stairs, swim-spa enclosure, shelving in Garage

Experience the perfect balance of contemporary design and refined coastal ambience in this impeccably finished residence, ideally situated on a private corner cul-de-sac lot. From the moment you step inside, south-facing windows bathe the main floor in natural light, highlighting superb finishes and thoughtful details throughout. The gourmet kitchen is a culinary masterpiece, showcasing a splendid quartz island, professional-grade appliances, a gas range, and a designer walk-through butler's pantry complete with a custom coffee bar and beverage station. Seamlessly connected, the elegant dining area and expansive living room—with a striking stone-clad fireplace—create an inviting space for both intimate gatherings and entertaining. A private main floor den offers the perfect setting for a home office or library, complemented by a stylish powder room to complete the level. Upstairs, the primary suite is an indulgent sanctuary featuring dual walk-in closets and a lavish spa-inspired ensuite appointed with double vanities, a deep soaker tub, and an oversized glass shower. Two additional bedrooms, a beautifully appointed four-piece bathroom, and an airy bonus room provide exceptional comfort for family and guests alike. The recently completed lower level extends your living space with a warm and welcoming family room enhanced by designer ship-lap ceilings and a spacious guest bedroom. Outdoors, discover an extraordinary private retreat designed for effortless entertaining and relaxation. Meticulous landscaping, custom stonework, a 12' x 8' swim spa, an outdoor kitchen, and maintenance-free artificial turf create a spectacular backdrop for memorable summer evenings and warm soaks when the snow is gently falling all around. Located just one block from the canal and picturesque walking trails, this remarkable home

offers an unparalleled lifestyle defined by style, comfort, and attention to detail. Bayside Estates is a highly desirable neighbourhood with excellent access to schools, shopping and so much more! Come experience the Bayside lifestyle at its finest!