



**GRASSROOTS**  
REALTY GROUP

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**165 Bayside Loop SW**  
**Airdrie, Alberta**

**MLS # A2245730**



**\$679,000**

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,973 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** Light Fixtures - All

**3 BED | 3.5 BATH | BASEMENT DEVELOPED WITH PERMITS | FENCED YARD WITH MATURE TREES** | Welcome to this beautiful , incredibly well-cared-for family home in the luxury community of Bayside in Airdrie &mdash; offering the perfect blend of comfort and style. This property features 3 bedrooms and 3.5 bathrooms, providing ample space for a growing family. The fenced yard and mature trees create a serene and private atmosphere you&rsquo;ll love coming home to. As you enter, you&rsquo;re greeted by a warm and welcoming foyer that leads into the main living area. The interior is thoughtfully designed with modern cabinetry, upgraded passage doors, and quartz countertops, adding an elegant touch throughout. The spacious kitchen, complete with a walk-through pantry, is a chef&rsquo;s dream &mdash; combining convenience and functionality. The main floor also boasts a generous family room, a practical mudroom, and a large insulated/drywalled garage that provides plenty of space for parking and storage. Upstairs, you&rsquo;ll find a large bonus room, two additional bedrooms, a full bathroom, and the convenience of second-floor laundry. The primary bedroom is a true retreat, featuring a walk-in closet and a private en suite bathroom. The basement has been professionally finished with permits and offers large windows that fill the space with natural light. It provides additional living space with the flexibility and potential for customization &mdash; whether you envision a recreation area, home gym, or guest suite. Located in one of Airdrie&rsquo;s most desirable neighbourhoods, this home offers easy access to walking paths, bike trails, schools, shopping, and a variety of amenities. Don&rsquo;t miss your chance to own this beautiful Bayside home &mdash; schedule your showing today!

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