



GRASSROOTS
REALTY GROUP

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2253 Bayside Road SW
Airdrie, Alberta

MLS # A2253246



\$1,199,900

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,609 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Treed, Und		

Heating:	Fireplace(s)	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: Roof racks, Patio screen remotes X2, Shed

Welcome to 2253 Bayside Road, where sophistication, comfort, and exceptional style meet WATERFRONT living. This is a RARE opportunity to own a fully finished walkout bungalow on one of the BEST STREETS in Bayside Estates. Situated on one of the most desirable lots, this home features a SOUTHWEST FACING BACKYARD with unobstructed canal views and no pathway behind you ensuring ultimate privacy & year round afternoon sun. It's perfect for sunny afternoons watching the ducks swim by, gathering around a fire in the evening with family or enjoying a peaceful morning coffee with a view. Inside, you're greeted by 10FT CEILINGS, engineered hardwood floors, and thoughtfully designed storage. The home office boasts a large window overlooking the front porch while remaining private thanks to the mature landscaping. The kitchen is a showstopper featuring a central island with granite countertops, an undermount sink, large pantry, ceiling-height cabinetry (no dusting required!) and high-end stainless steel appliances, including a gas range, built-in oven, and microwave. There is a formal dining area that flows seamlessly into the living room, where a gas fireplace provides a cozy focal point. Between the generous island with room for barstools, a formal dining area and an expansive living space this home is designed for effortless entertaining. From the living room, step onto your enlarged back deck through the upgraded French doors. This outdoor oasis includes a staircase to the yard, a remote-controlled awning and Sun Coast retractable screens covering both upper and lower decks. This is perfect for wind protection by day or private evenings by the canal at night. This is a rare and highly desirable feature, especially for a waterfront home. The primary bedroom includes a walk-in closet and a spa-like five-piece

ensuite with dual sinks, a soaker tub and a separate shower. A spacious second bedroom, a full four-piece bathroom and main floor laundry complete this level. The garage impresses with EPOXY FLOORS & SLAT WALLS for organized storage. Downstairs you will enjoy 9FT CEILINGS, large windows and upgraded French doors opening directly to your backyard. One highlight of the basement is the wet bar looking over the expansive rec space which is ideal for game nights, barbecues and gatherings. The lower level also features a large bedroom and another four-piece bath with premium finishes. Recent upgrades include: NEW FURNACE, NEW ON-DEMAND HOT WATER, NEW WATER SOFTENER, IRRIGATION SYSTEM, WINDOWS, DOORS, GEMSTONE LIGHTING, CENTRAL VACUUM & AIR CONDITIONING. Meticulously maintained by the original owner, this turnkey property is truly move-in ready. Bayside Estates offers endless natural beauty with winding canals, walking paths and waterfront views creating a peaceful setting for summer water activities or outdoor hockey in the winter. With nearby schools, parks, shopping, dining and easy access to Calgary this makes Bayside an ideal community for families. Book today!