



**GRASSROOTS**  
REALTY GROUP

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

**943 Bayside Drive SW**  
**Airdrie, Alberta**

**MLS # A2254330**



**\$869,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,316 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Views, Water		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Open Floorplan, Stone Counters		

**Inclusions:** shed

EVER DREAM OF OWNING AN ESTATE-STYLE WATERFRONT PROPERTY with your own PRIVATE DOCK? WELCOME HOME! This Gorgeous Family Home backs onto the WATER with a FULLY DEVELOPED WALK-OUT basement extending into your Expansive Backyard with Private Dock! This Beautiful Home with OVERSIZED HEATED DOUBLE GARAGE is nestled on a HUGE LOT in the Prestigious Community of Bayside, surrounded by Greenspaces & Tranquil Walking Paths right outside your front door! Step into this Elegant one of a kind Home, boasting nearly 3600ft over 3 levels & showcasing extensive CUSTOM BUILT-IN features, a GRAND Central STAIRCASE CENTERPIECE & COUNTLESS UPGRADES Throughout! The main level of this Stunning Home showcases an EXPANSIVE OPEN CONCEPT DESIGN highlighted by an UPGRADED CHEF'S KITCHEN with STONE Counters & Eat-Up Bar, STAINLESS Appliances, Lovely Dining Area & Spacious Great Room where you can curl up by the cozy 3-sided STONE FIREPLACE & take in the INCREDIBLE VIEWS of the WATER! Completing the main floor is a Laundry Room & 2pc Powder Room, plus direct access to your Large Raised Deck with BUILT-IN GAZEBO - the perfect spot to gather or just sit back, unwind & enjoy a warm cup of coffee while taking in the Picturesque Scenery. Heading upstairs, you are welcomed by your Enormous PRIVATE MASTER RETREAT with Walk-In Closet, Reading area & 5pc ENSUITE! Rounding off this level are 2 more Large Bedrooms, Built-In Office OVERLOOKING THE CANAL & another FULL Bathroom. Heading downstairs, your DREAM Man/Woman's Cave awaits! Featuring a Large REC/GAMES Area & Family Room with GAS FIREPLACE - THE Spot for family Movie Nights or have friends over & host the Big Game! Completing this level

is a Large 4th bedroom, Full Bath & a Locked SAFE ROOM (Think Bunker..) Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside into your Sun Drenched Southwest Facing Backyard where you can BBQ & entertain Friends & Family, sit back & enjoy stories & drinks around the BUILT-IN FIRE PIT or on your Aggregate Covered Patio watching the sun set over the water! Your Beautifully LANDSCAPED Private Backyard also includes a Log-Style Storage Shed. RECENT UPGRADES include Privacy Security Window Shutters, NEW ROOF, Underground Sprinkler System, Fresh Paint, Extra Insulated Attic, Widened Driveway, Large Raised Garden & MORE! Nestled along the banks of the Canal, Bayside is an Active Community, geared for Family Living & loved for its Picturesque Surroundings, Luxury Lifestyle & year round Activities! Enjoy Kayaking or Paddle Boating on the Canal right from your own backyard, take a scenic stroll along the serene Pathways, or head over to one of the many nearby parks where you & the family can enjoy the basketball courts, splash park, beach volleyball, hockey rink, tobogganing hills & MORE - So many fantastic Amenities at your fingertips. Now is the time to make your DREAMS COME TRUE with everything this Premier WATERFRONT LIFESTYLE HOME has to offer!