



GRASSROOTS
REALTY GROUP

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225 Bayside Place SW
Airdrie, Alberta

MLS # A2255007



\$549,900

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,445 sq.ft.	Age:	2003 (22 yrs old)
Beds:	2	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Smoking Home		

Inclusions: N/A

Value in Bayside! This fully finished walkout bungalow sits on a massive pie-shaped lot in a quiet cul-de-sac, offering over 2,400 sq ft of developed living space and endless potential. The main floor spans 1,440 sq ft with soaring vaulted ceilings, a cozy gas fireplace, a bright living room, a spacious dining area, and a functional kitchen with a sunny breakfast nook, plus two bedrooms, including a generous primary with an ensuite, a full bathroom, and convenient laundry. The walkout basement adds more than 1,000 sq ft with a huge recreation room, additional bedroom, full bathroom, and ample space for entertaining or family living. Outside, the expansive backyard with garden and mature perennials is perfect for kids, pets, or gatherings, while the location places you close to the canal, W.H. Croxford High School, shopping, parks, and scenic pathways. A rare opportunity that combines location, lot size, and versatility—this Bayside bungalow is a smart buy for families and investors alike.