



GRASSROOTS
REALTY GROUP

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2209 Bayside Road SW
Airdrie, Alberta

MLS # A2255188



\$939,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,362 sq.ft.	Age:	2019 (6 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Oversized, Tandem		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Dog Run Fenced In, Gazebo, Pie Shaped		

Heating: Forced Air, Hot Water, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Bar, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s), Wet Bar

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Call Seller Directly

Click brochure link for more details** Stunning Canal-View Walkout in Bayside Estates, Airdrie. Welcome to this exceptional 5-bedroom, 3.5-bathroom walkout home located in the highly desirable community of Bayside Estates. Built in 2020 by Genesis Homes, this beautifully upgraded residence offers over 3,100 square feet of finished living space, set on a 4,900 sq ft pie-shaped lot backing onto peaceful canal views. The northwest-facing backyard is perfectly positioned for evening sunsets, offering an incredible outdoor living experience without the premium price tag of full canal-front homes. Enjoy the expansive 36-foot composite deck, complete with a covered gazebo dining area—ideal for entertaining or relaxing year-round. The front and back yards have been professionally landscaped, and permanent exterior LED lighting adds charm and ambiance in every season. Just steps away, scenic walking and biking paths wind along the canals, and several parks and green spaces are within easy reach, making this an ideal location for active families and nature lovers. Inside, the home's layout is as functional as it is elegant. The upper level features three generously sized bedrooms, including a stunning primary retreat with unobstructed canal views, a spa-inspired ensuite featuring dual vanities and a freestanding soaker tub, and a large walk-in closet. A spacious bonus room with large windows fills the upper level with natural light, while a convenient upstairs laundry room adds day-to-day practicality. The main floor is thoughtfully designed for both everyday living and entertaining. A private office at the front of the home is perfect for remote work or study. The open-concept kitchen, dining, and living space is sun-drenched and showcases picturesque views of the canal. The chef's kitchen is equipped with floor-to-ceiling

cabinetry, an oversized island with abundant storage, a premium gas range, and sleek stainless steel appliances—all combining to create a welcoming and high-performance cooking space. The fully developed walkout basement adds valuable square footage with two additional bedrooms, a full bathroom, and a large recreation area currently set up as a home gym. A modern wet bar enhances the space for entertaining guests, while a spacious storage and utility room ensures everything has its place. The oversized double attached garage offers epoxy-coated floors and an extra tandem bay, ideal for a vehicle lift, workshop, or additional storage. It also features a gas heater rough-in, allowing for future year-round use. Additional upgrades throughout the home include central air conditioning, a high-efficiency furnace and water heater, upgraded LED lighting, and high-end finishes that reflect both comfort and quality craftsmanship. This remarkable property combines luxury, lifestyle, and location in one incredible package. A home for peace, productivity, and lasting memories.