



2254 Bayside Road SW
Airdrie, Alberta

MLS # A2284607



\$669,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,968 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Hot Tub Negotiable (Sold As Is - currently drained and may need servicing)

OPEN HOUSE Sunday March 22nd 12-2 pm | Imagine living just steps from the serene canals in Bayside Estates. This beautifully maintained, move-in-ready home offers over 2,700 sqft of finished living space for your family to grow, play, and relax. Step inside to a bright and spacious entryway that immediately feels warm and inviting. The main floor is thoughtfully designed for everyday living and entertaining, featuring a clean, modern kitchen with crisp white cabinetry, quartz countertops, and a generous pantry that keeps everything organized and within reach. Just off the pantry, you will find a practical mudroom with closet space, perfect for keeping coats, backpacks, and daily essentials neatly tucked away. The adjoining living room is centered around a cozy gas fireplace. A convenient half bath completes this level. Upstairs, you will find a large bonus room that works as a media space, playroom, or quiet retreat. The private primary suite offers a comfortable escape with a four-piece ensuite featuring a soaker tub, separate shower, and an extended vanity with plenty of counter space and storage. The ensuite leads directly into a walk-in closet for added convenience. Two additional bedrooms are well sized (including one with its own walk-in closet) and are both served by another 4-piece bathroom. Upper-level laundry adds everyday ease to this well-designed second floor. The fully finished basement, completed with all required permits, expands your living space further. It features a spacious recreation area, an additional bedroom, and another full four-piece bathroom, making it ideal for guests, teens, or extended family. Step outside and enjoy the lifestyle Bayside is known for: scenic walking paths along the canals, Nose Creek Elementary and W.H. Croxford High within walking distance, and nearby shopping and dining at Bayside Village. On warm

summer evenings, sip margaritas on the patio at the local Mexican restaurant while watching the sun set over the water. In the winter, lace up your skates for a game of shinny on the frozen canals. This is what canal-side living is all about. Room for everyone, a top location, and a lifestyle you'll love, this home has it all.