



**1331 Bayside Drive SW**  
**Airdrie, Alberta**

**MLS # A2285570**



**\$849,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,539 sq.ft.	<b>Age:</b>	2020 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Landscaped, No Neighbour		

<b>Heating:</b>	High Efficiency, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum		

**Inclusions:** Solar Panels, Firepit, Shelving Units in Primary WIC

It's a lifestyle in Bayside! Where childhood memories are made on the water in one of Alberta's fastest-growing cities. This 3 bedroom, 2.5 bathroom home backs directly onto the canal, creating the perfect setting for families. Imagine the kids paddle boarding and splashing all summer, then lacing up their skates with friends in the winter all just, steps from your backyard. The 9 ft ceilings on the main level enhance the sense of space and natural light, complementing the bright, open kitchen designed for the entertainer and home chef. Complete with a walk-through pantry and functional mud room for extra storage and organization, this layout is perfect for busy family life. Upper-floor laundry, generous bedrooms, and comfortable living spaces add to the home's thoughtful design. Energy-efficient solar panels and an HRV system provide year round comfort and savings. The unspoiled walk-out basement offers matching 9-foot ceilings, a separate entrance, and rough-in plumbing, ready for your custom design, whether for extended family living, a future income generator, or additional recreation space. Fully landscaped with smart underground sprinkler system. Just minutes to schools, shopping, and a short commute into Calgary, this home blends waterfront living with everyday convenience and long-term potential. Welcome Home!