



173 Bayside Point SW
Airdrie, Alberta

MLS # A2297209



\$399,900

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,236 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 369
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Smoking Home, Vinyl Windows		

Inclusions: N/A

Here's a fantastic END-UNIT townhome with an attached single garage, and it's in immaculate condition! It's tucked away in a quiet community, and the best part is that you have direct access to the beautiful canals right across the street. It's also located directly across from the Bayside Rise Playground, making it a perfect spot for families. You're just a short walk away from everything you need, including WH Croxford High School, a local daycare, and shopping. Nose Creek Elementary School is also an easy walk away! Inside, the home is bright and sunny with a large entryway that flows into a great open-concept living, dining, and kitchen area. The kitchen has ample cabinet / counter space and a large pantry. Step out to the sunny rear deck, which backs onto a lovely greenspace—perfect for enjoying the outdoors. Upstairs, the master suite is spacious with plenty of storage, including double closets. The ensuite bathroom has a large shower and lots of vanity storage. There are two other bedrooms and a full four-piece bathroom on this floor. The basement is mostly unfinished, giving you a fantastic opportunity to create the perfect family room, play area, or home gym that suits your needs perfectly.