



**217 Bayside Place SW**  
**Airdrie, Alberta**

**MLS # A2297879**



**\$739,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,989 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.22 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Irregular Lot, Low Maintenance Landscape, No Back Lane, No N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** Backyard play structure

Welcome to Bayside! One of Airdrie's most desirable and family-oriented communities, where lifestyle and convenience come together. This is a home that has been well loved, thoughtfully maintained, and truly lived in. It is ready for its next chapter, whether that means busy mornings, family dinners, or kids playing in the yard. From the moment you walk in, you can feel the warmth and functionality that makes a house a home. The main floor offers a welcoming front flex space just off the entry, perfect for a home office, reading room, or formal dining area. As you move through, the home opens into a large and inviting kitchen and living room that truly serve as the heart of the home. The kitchen is both functional and cozy, designed for everyday living and gathering, featuring stainless steel appliances, a wall oven and microwave, quartz countertops, and a large walk-through pantry that keeps everything organized and within reach. Upstairs, you will immediately notice that the bedrooms are larger than average, giving everyone their own comfortable space to unwind. The upper-level flex room with its vaulted ceiling adds even more versatility, easily functioning as a TV room, playroom, library, home office, or in this case, a fourth bedroom. Laundry is conveniently located on the top floor, right where you need it most. The fully developed walkout basement expands the living space even further, offering a large additional bedroom, another flexible area perfect for a home office or workout space, and a spacious second living room ideal for movie nights, teenagers, or guests. Step outside and discover a truly standout backyard. Set on a GIGANTIC pie-shaped lot, this space offers an incredible amount of room to spread out, whether it is for kids to run and play, hosting summer barbecues, or simply enjoying a peaceful evening outdoors. The walkout basement

adds both natural light and seamless access, creating a backyard that feels open, connected, and full of potential. It is rare to find this kind of outdoor space combined with a walkout, making it a perfect extension of the home for both everyday living and entertaining. To top it all off, the home has been freshly painted in March 2026, including the entire main floor and most of the upper level, creating a bright, refreshed feel throughout that is completely move-in ready. &nbsp;With multiple schools just a short walk away, this is a location perfectly suited for growing families. Quick access to Yankee Valley Blvd makes commuting simple, while you are only 15 minutes to the airport and 8 minutes to CrossIron Mills for shopping, dining, and entertainment.&nbsp;&nbsp; This is more than just a house, it is a place where families grow, memories are made, and where everyday life just feels a bit better. This is home.