



**116 Bayside Landing SW
Airdrie, Alberta**

MLS # A2302459



\$630,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,102 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Work Bench, All Shelving, Playset

OPEN HOUSE THIS SATURDAY APRIL 25TH & SUNDAY APRIL 26TH FROM 1-3 PM! Exceptional opportunity to own this 4 BED UP home with a MAIN FLOOR OFFICE and a SEPARATE ENTRY to the basement. Located on a quiet cul-de-sac in popular canal community of Bayside, this is a great area to put down roots in Airdrie. Measuring 42 feet x 121 feet, it's rare to find a lot this size at this price point backing onto green space with a little creek that runs through it. Inside, you'll appreciate the fact that the office is at the front of the home, separate from the rest of the living space and framed by French doors. The open concept design of the kitchen, dining and living room make this a functional area for a growing family. Access off the dining room leads directly out to the large deck and the grassy area for the kids. Upstairs, the floorplan has been modified with permits to create a functional 4 bedroom layout (or 3 bedroom + bonus room). The primary suite is spacious, featuring a 4 piece ensuite with a separate shower and tub as well as a generous walk-in closet. Upper laundry and a 4 piece bath complete this level. The basement is unfinished with a PERMITTED 36" wide exterior door leading to the backyard. A basement floor plan design is available upon request. Fantastic location, close to walking paths, canals, and schools!