



**501, 1530 Bayside Avenue SW
Airdrie, Alberta**

MLS # A2303915



\$469,900

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,441 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Corner Lot, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle, Membrane	Condo Fee:	\$ 390
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Quartz Counters, Recessed Lighting, Storage		

Inclusions: TV Mount(s)

****OPEN HOUSE SAT APR 25TH, 1PM-3PM** STUNNING HIGH-END TOWNHOME | RARE END UNIT | SOUTH BALCONY EXPOSURE!** Don't miss out on this opportunity to own this gorgeous, LUXURY-LEVEL home in the highly sought-after community of Bayside! This exceptional end unit stands out with its low-maintenance exterior featuring hardy board siding & stone, and an interior that defines modern elegance with custom finishings throughout. Highlights of the upscale design include a modern CHEF'S KITCHEN with white flush cabinetry | sleek QUARTZ counters | SS appliances | and a gas range. The home is completely CARPETLESS and features a stunning modern white paint theme throughout, accented by architectural masterpieces like steel open risers and tempered glass railings. You will be wowed by the 16ft living room ceilings and the custom tile-to-ceiling fireplace, all framed by massive windows and extra side glass that flood the entire space with an excess of natural light. Walk into the bright and spacious main level where the open-concept design, perfect for entertaining. Go upstairs to the kitchen and dining areas, where you will have access to the large balcony, ideal for a BBQ and a sitting table to enjoy those summer evenings. Upstairs you will discover the impressive 3-bedroom layout, including a massive primary bedroom with a dual-sink ensuite bath, along with another full bathroom and the added convenience of upper-level laundry. The professionally finished basement offers a large flex area and another full bathroom, providing the perfect space for a home gym, office, or media room. Bayside has so much to offer with conveniences all around, including quick access to schools, local shopping, groceries, and the beautiful community canals and water features. You are only steps away from parks and

extensive pathway systems, making this the perfect retreat in a serene suburban setting. House Extras Include: Newer Garage Door (\$4,000 value), a NEW Microwave Hood Fan, an A/C rough-in, and Custom Window Coverings throughout. This home shows 10/10 and is a rare find in a prime location—come check it out before it’s gone!