



GRASSROOTS
REALTY GROUP

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132 Bayside Point SW
Airdrie, Alberta

MLS # A2139913



\$719,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Bayside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,810 sq.ft. | Age: | 2004 (20 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Few T | | |

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|--------------------|--|-------------------|------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 0 |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Mixed | Zoning: | R-1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Central Vacuum, Kitchen Island, Pantry | | |

Inclusions: Garage Heater

This family home offers an impressive array of features and amenities, making it an excellent choice for those seeking comfort, convenience, and functionality. Here's a detailed overview of what this property has to offer: **Location:** Located on a quiet street, close to a kids' tot lot park and a public elementary school, making it ideal for families. **Scenic Views:** The property backs onto the Canals and a walk-way, providing beautiful and serene views. **Layout:** A two-story walk-out design with 3 bedrooms, 2.5 bathrooms, and a bonus room. The bright and open main floor plan offers great views and is decorated in neutral colors. **Basement:** The fully finished walk-out basement includes a full kitchenette, a washer and dryer, 1 bedroom, and 1 bathroom, offering additional living space and functionality. **Garage:** Double attached garage with 2 openers, and includes a garage heater for added comfort. **Climate Control:** Equipped with air conditioning, a humidifier, and a water softener for optimal indoor comfort. **Security:** The home features external wired security cameras and an alarm system, ensuring safety and peace of mind. **Fireplaces:** There are two fireplaces — one on the main floor and one in the basement, adding warmth and ambiance. **Laundry:** Includes main floor washer and dryer as well as basement washer and dryer, providing convenience for laundry needs. **Outdoor Features:** Extended rear deck with access to the fully fenced backyard, perfect for outdoor entertaining and relaxation. Concrete steps from the front to the backyard, enhancing accessibility. An irrigation system to maintain the landscaped areas. **Central Vacuum System:** Makes cleaning easier and more efficient. **Recent Upgrades:** The home has a newer roof, adding to the property's durability and reducing future maintenance concerns. This home provides a comprehensive package

of features designed for comfortable family living, offering ample space, modern amenities, and thoughtful upgrades. It's a must-see for those looking to move into a ready-to-occupy, well-equipped home in a desirable location.