



**1315 Bayside Drive SW  
Airdrie, Alberta**

**MLS # A2140456**



**\$1,299,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,508 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Driveway, Front Drive, Garage Door Opener, Insulated, Oversized, Triple Gar		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Front Yard, No Neighbours Behind, Street Lightin		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Granite, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Crown Molding, French Door, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Wet Bar		
<b>Inclusions:</b>	N/A		

**\*\*Open House Sat & Sun 3-6pm\*\*** Discover unparalleled luxury and tranquility in this stunning 6-bedroom, 4-bathroom home, perfectly situated in the coveted Bayside community of Airdrie. This exquisite property, set on a generous 6,500 sq ft lot backing onto a peaceful canal, offers an exceptional blend of elegance and comfort. As you approach, you'll be impressed by the home's commanding presence and its triple car garage, providing ample space for vehicles and storage. Step inside, and you'll be greeted by a thoughtfully designed main floor, featuring a spacious living room with an electric fireplace surrounded by a charming stone accent wall—perfect for cozy evenings. The expansive dining area, with its picturesque canal views, is ideal for hosting memorable dinners and gatherings. The chef's dream kitchen is equipped with top-of-the-line built-in appliances, a gas range, a range hood fan, a garbage disposal, a sizable island, and an abundance of pantry storage, making it the heart of the home. A convenient mudroom adds to the functionality of this level. Venture upstairs to find three additional well-appointed bedrooms, two full bathrooms, and a sprawling bonus room that offers stunning views of the neighborhood playground. The primary bedroom is a luxurious retreat, boasting a sizable walk-in closet and a spa-like 5-piece ensuite with double sinks, a soaker tub, and a separate toilet area, providing a perfect sanctuary to unwind. The fully finished walkout basement adds even more living space and versatility, featuring two more spacious bedrooms, another full bathroom, and a lavish wet bar within a large recreational/games room. The basement's large windows frame captivating canal views, creating a serene backdrop for relaxation and entertainment. This home is truly a rare gem that seamlessly combines sophistication, comfort, and natural

beauty. Don't miss the opportunity to make this dream home yours. Schedule a showing today and experience luxury living at its finest in Bayside, Airdrie!