



GRASSROOTS
REALTY GROUP

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1362 Bayside Drive SW
Airdrie, Alberta

MLS # A2194313



\$653,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Gazebo, Lawn, Private, Street Lighting		

Heating:	Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s)		
Inclusions:	Wall clock, playground structure		

Situated on a street primarily occupied by families with growing children, this beautifully maintained home offered by its original owners, is the perfect blend of function and comfort. With an open and spacious floor plan, this home features hardwood floors throughout and nine-foot ceilings, creating an inviting atmosphere from the moment you step inside. The main floor is designed for both convenience and entertaining, starting with a half bathroom located close to the entry for your guests, a versatile mudroom that leads into a walk-through pantry with plenty of extra storage. The kitchen stands out with elegant granite countertops, a modern backsplash, and stainless-steel appliances. The adjoining living room is bathed in natural light from the large windows, offering direct access to a 30' wide deck overlooking a south-facing backyard. It's the perfect setting for outdoor gatherings or simply enjoying the serenity of your private space, which includes a gazebo and play structure. Upstairs, the spacious 15'4"x15'1" master bedroom offers a peaceful retreat with vaulted ceilings, a generous walk-in closet, and a luxurious 4-piece ensuite. Two additional well-sized bedrooms share a full 4-piece bathroom. The upper floor also boasts a large bonus room with vaulted ceilings, ideal for family relaxation or a home theater. Convenience is key, and this home delivers with a dedicated upper floor laundry room featuring a large granite countertop, shelving, and washer and dryer appliances (purchased 2022). The basement is a blank canvas with 9-foot ceilings and rough-ins, ready for you to design and develop according to your needs. Located in a prime area, this home is within walking distance of parks, bike routes, canal walks, and close to shopping centers and other amenities.

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