



**4002, 2370 Bayside Road SW
Airdrie, Alberta**

MLS # A2199601

\$437,000



Division:	Bayside		
Type:	Residential/Five Plus		
Style:	4 Level Split		
Size:	1,410 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Back Lane, Corner Lot, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 511
Basement:	Finished, Partial	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	None		

This end-unit townhome features 3 bedrooms, 2.5 baths, and a 4-level split design, along with a double attached garage. Located on a south west-facing corner in Bayside, this unit boasts extra windows that are exclusive to end units, allowing for an abundance of natural light throughout the open-concept layout. The home is situated in a fantastic location on a quiet street, with a nearby green space/park that includes a playground visible from your spacious back patio, walking paths, and an outdoor skating rink just steps away. Upon entering the home on the main level, you're greeted by soaring ceilings and a spacious living room. Up to the second level you will find a bright kitchen that is equipped with maple cabinets, stainless steel appliances, and stone countertops, complemented by a large dining area with sliding glass doors leading to the spacious patio - a perfect place to enjoy a morning coffee. The upper floor features a convenient laundry area with shelving, three spacious bedrooms including the primary suite with spacious walk-in closet, and a convenient en-suite bathroom. The lower level offers flexibility, with space for a family room or a 4th bedroom. Additional storage is available throughout the home, and as an end unit, you enjoy extra privacy and windows. The double car attached garage offers plenty of room for parking but you also get a driveway which means parking for up to 4 vehicles. Bayside is one of Airdrie's favourite communities! Enjoy walks by the canals and easy access to a great shopping area with restaurants and other conveniences just steps away. This home has been meticulously maintained and is ready for you to make it yours. Book a showing today.