



967 Bayside Drive SW Airdrie, Alberta

MLS # A2246606



\$765,000

Division: Bayside Residential/House Type: Style: Bungalow Size: 1,467 sq.ft. Age: 2005 (20 yrs old) **Beds:** Baths: Garage: **Double Garage Attached** Lot Size: 0.13 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N

Heating: Water: Forced Air, Natural Gas Floors: Sewer: Carpet, Hardwood Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Finished, See Remarks, Walk-Out To Grade Exterior: Zoning: Stone, Vinyl Siding, Wood Frame R1 Foundation: **Utilities: Poured Concrete**

Features: Breakfast Bar, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: bar microwave

OPEN HOUSE SUNDAY SEPTEMBER 28TH 2:00pm - 4:00pm. Welcome to this rare to find fully finished 4 bed + den/office, 3 full bath bungalow home with a WALKOUT basement and a sunny WEST backing yard directly on the BAYSIDE CANAL! Located in the heart of Bayside near schools, walking/biking paths, outdoor skating rinks, the location/ privacy offered with this property is spectacular. The main level has an OPEN CONCEPT layout with a VAULTED CATHEDRAL CEILING to open the space that seamlessly connects the living room to the kitchen and dining room. The layout of this property is excellent rocking a strategically designed flow and features that make sense on the main level with a breakfast bar island, stainless steel appliances including a gas range (microwave hood fan is new), a large pantry, hardwood flooring, gas fireplace, a large office/den with french doors and a main floor full bathroom next to the main floor second bedroom. The large main level primary bedroom hosts a walk-in closet, a 4 piece ensuite bathroom and a deep soaker jet tub. Step out into the well manicured and irrigated backyard to enjoy the view, go for a paddle on the canal, cast a line or stay cool inside with the CENTRAL AIR CONDITIONING on hot summer days! The fully developed basement has two more bedrooms, a large family room with built-in shelving, a built-in bar area and another gas fireplace feature that is perfect for movie nights or as an entertaining space. As a bonus - the 4th bedroom is directly connected to the basement full bathroom (Jack & Jill). Adjacent is the large laundry, mechanical and storage room - this home has every space that you need! If you've been waiting patiently for a sunny bungalow that rocks 4 bedrooms + den and that is backing directly onto the Bayside canal, then don't lift a finger because this home is the one for you and must be viewed to

