

**3656 Bayside Boulevard SW**  
**Airdrie, Alberta**

**MLS # A2248918**



**\$819,900**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Bayside                |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,702 sq.ft.           | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                      | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.10 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl, Vinyl Plank      | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |

**Features:** Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Storage

**Inclusions:** Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Are you dreaming of a new home with modern finishes and a layout that makes sense? With over 2700 square feet of above-grade space, five bedrooms, and three full bathrooms, this property offers the flexibility today's families are looking for. The main floor is bright and open with beautiful and durable LVP flooring, soaring 9-foot ceilings, and a crisp colour palette offering an airy feel. A main floor bedroom and full bathroom provide an ideal setup for busy households with changing needs. The kitchen features elegant full-height cabinetry, quartz countertops, a beautiful backsplash, a spacious walk-in pantry, and an expansive island with additional built-in storage space. In the great room, a sleek fireplace with floor-to-ceiling tile surround adds a modern touch. The open dining area seamlessly flows from the kitchen, while the back entry offers direct access to the oversized 22'x22' garage. Upstairs, the central bonus room separates the primary suite from the three additional bedrooms. The primary bedroom features a large walk-in closet and a five-piece en-suite with a freestanding tub, an oversized tiled shower, and a double vanity. The secondary bedrooms are well-sized and share a five-piece bathroom with dual sinks. The laundry room is located conveniently on the upper level. Additional features include a side entry, 9-foot ceilings, modern black fixtures, custom fireplace tile, and designer lighting. The basement is unfinished and ready for your design ideas. This home is steps from Nose Creek Elementary, parks and pathways, and playgrounds in the established estate-style community of Bayside and is sure to impress. (Area size was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed)