

**1316 Bayside Avenue SW**  
**Airdrie, Alberta**

**MLS # A2230609**



## \$674,999

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,252 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, See Remarks, Steam Room, Storage, Walk-In Closet(s)

**Inclusions:** Fridge, Range, microwave, microwave hood fan, Dishwasher, central vacuum & attachments, washer & dryer, garage door openersx2, garburator, ceiling fans, blinds, curtains, Amazon Key-In Garage Delivery System & Real-Time Camera (on garage door motor). Basement Tv, Fridge in utility room, Bar stools in Basement, trampoline

Visit REALTOR® website for additional information. Welcome to this exquisitely designed, fully developed 2-storey in sought-after Bayside! Totaling 3073 sq.ft. of living space, it offers a formal dining room, main flr laundry, office & GORGEOUS white kitchen. Combine this with the elegant wall-to-wall chef-inspired white kitchen cabinets equipped with stainless-steel appliances—its a perfect home for entertaining! Upstairs you will find spacious 4 bedrooms, a master ensuite, walk-in closet & huge 4 pc main bathroom. Your basement offers a huge rec/games room, steam shower/room too! You’ve got a lg deck & fenced yard for outdoor fun too. Located in the desirable community of Bayside, enjoy yr-round activities like canoeing, winter skating & fishing! Walk to Nose Creek School (K-4), and close to parks, playgrounds, sports fields, shopping & restaurants. This exceptional home truly has it all.