

**144 Bayside Point SW**  
**Airdrie, Alberta**

**MLS # A2311134**



**\$707,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,893 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, See Remarks		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Waterfront		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Metal Siding , Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Kitchen Island, Soaking Tub, Storage		

**Inclusions:** gas fireplace main, gas fireplace basement, electric fireplace, blinds, vacuflow, security cameras

Open House. Saturday May 23- Sunday May 24. From 1 pm -4 pm Remove Shoes Backing onto the peaceful canals in Bayside, this custom-finished Airdrie home offers a rare combination of scenic views, thoughtful design, and quality craftsmanship throughout. Located at 144 Bayside Point SW, this 1,893.42 sq. ft. home features 3 bedrooms, 3 full bathrooms, 1 half bathroom, a walkout basement, and a layout designed for comfortable everyday living. From the moment you enter, the custom woodwork and built-in cabinetry give the home a warm, polished, and elevated feel. These details add character and function throughout the home, creating a level of finish that stands apart from many standard properties. The chef-inspired kitchen is designed for both cooking and gathering, featuring granite countertops, a gas stove, generous cabinet space, and a practical layout that makes meal preparation and entertaining easy. The main living areas are bright, inviting, and positioned to take advantage of the canal-backing setting. Large windows help bring in natural light while creating a calm backdrop for daily life. Whether you are enjoying morning coffee, hosting guests, or relaxing at the end of the day, the water views add a peaceful lifestyle element that makes this home feel truly special. The office is another standout feature, complete with built-in custom cabinets that provide excellent storage and workspace. These cabinets can also be removed if the buyer prefers to use the room in a different way, adding flexibility for changing needs. The walkout basement adds valuable living potential and creates a natural connection to the backyard and canal-side setting. This lower level offers excellent flexibility for additional living space, recreation, storage, or future development ideas depending on the buyer's needs. Additional features include Vacuflow, custom cabinets

throughout, quality finishes, and a desirable Bayside location close to pathways, parks, schools, and everyday amenities. Built in 2004 and offered at \$707,000, this home is ideal for move-up buyers looking for more space, better function, and a scenic setting in one of Airdrie's attractive canal communities. 144 Bayside Point SW delivers craftsmanship, comfort, and lifestyle in one impressive package. Directions: Open House. Saturday May 23- Sunday May 24. From 1 pm -4 pm Remove Shoes