



**GRASSROOTS**  
REALTY GROUP

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**935 Bayside Drive SW**  
**Airdrie, Alberta**

**MLS # A2276872**



**\$1,047,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,358 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Creek/River/Stream/Pond, Front Yard, Garden, Landscaped, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Central Vacuum, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Smart Home

**Inclusions:** Upstairs appliances including Gas Range and Range hood fan, commercial dishwasher, refrigerator, built in microwave, 1 wine cooler, washer/dryer, shelving on the landing of the stairs in the garage, A/C wall unit in the kitchen. All appliances in the basement-suite including Electric Range and built in microwave hood fan, dishwasher, refrigerator, 1 wine cooler, small refrigerator at bottom of stairs, washer/dryer, window coverings including all curtains and rods. alarm system on the main floor and the basement, sound system on main floor and basement, two hot water tanks, in ground sprinkler system.

Welcome to this exceptionally cared for Bayside home offering over 3,400 sq.ft of beautifully developed living space, perfectly positioned backing onto the canal with year-round enjoyment including paddle boarding, kayaking, skating, plus unobstructed sunset and breathtaking northern lights views. This former show home, offered by the original owner, showcases true pride of ownership with extensive upgrades throughout. Mature trees frame the low-maintenance composite front porch and garden beds, creating stunning curb appeal. Inside, soaring vaulted ceilings and a striking oak staircase with white accents and wrought iron spindles set the tone for the refined interior. The main level features a private office with French doors and large windows, while rustic hand-detailed oak flooring seamlessly connects the living room and kitchen. The living room is flooded with natural light from expansive south-facing floor-to-ceiling windows, anchored by a vaulted ceiling and a raised gas fireplace with a natural stone surround. The chef-inspired kitchen blends elegance and function with granite countertops, a 10' eat-up island, custom cabinetry, gas range, built-in microwave, wine fridge, and commercial-grade dishwasher, complemented by an updated backsplash and under/over-cabinet lighting. The dining area opens onto a full-length composite deck with glass railings, solar lighting, and built-in speakers—perfect for entertaining or relaxing while taking in the tranquil canal views. A dedicated laundry room with custom cabinetry and quartz counters, along with a stylish 2-piece bath, complete the main level. Upstairs offers a spacious primary retreat with built-in speakers, dual closets, private 2-piece bath, and a 4-piece ensuite featuring a soaker tub, separate shower, and double vanity. A bright bonus/flex room overlooks the living space, along

with two additional bedrooms and a full bathroom. The fully self-contained walkout illegal basement suite features 10' ceilings, 2 bedrooms, private entrance, and separate systems including sound (inside and out), alarm, hot water tank, washer/dryer, central vacuum, and electric baseboard heating. The space is complete with a spa-inspired 5-piece bath with in-floor heating, jetted tub, stone shower, and double vanity, plus a designer kitchen with quartz counters and a full appliance package. The living area offers a gas fireplace and large south-facing windows, opening onto a full-length aggregate patio with built-in speakers, solar lighting, and a smartboard shed with motion lighting. The beautifully landscaped backyard includes an underground sprinkler system and breathtaking canal views, creating an entertainer's dream. This one-of-a-kind home is loaded with high-end finishings and thoughtful upgrades throughout and must be experienced in person to be fully appreciated. Full list of upgrades and dates completed is available in supplements. Please contact your favourite realtor to view:)