



**2285 Bayside Road SW
Airdrie, Alberta**

MLS # A2305856



\$1,130,000

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,562 sq.ft.	Age:	2016 (10 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Gentle Sloping, Lawn, Street Lighting,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cedar, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Dock, Hot Tub, Pelican Boat, Exterior Speakers		

**** OPEN HOUSE - MAY 2nd 1-3PM**** Wake up to glassy water, soft morning light, and the quiet kind of calm most people only find on vacation. Welcome to life on the canal in Bayside Estates—where every day feels slower, lighter, and a little more magical; yet you’re just minutes from everything you need. Set on a quiet street, this walkout bungalow sits on the ****only completely private stretch of canal****, offering rare, uninterrupted views. Stairs from the main floor deck make it easy for kids and puppies to get down to the yard and your adorable dock (Pelican boat included). Outside, you’ll love the mature landscaping with retaining wall, a shaded lower patio with privacy screens, extended paver stone area for fireside nights, a hot tub for sunset watching, and still a sizeable lawn to enjoy. Inside, hardwood floors in perfect shape, 10’ ceilings, 8’ doors, a stunning vaulted main floor, and transom windows fill the home with light. The kitchen shines with titanium granite, a large island with wine rack, seating for three, extra cabinetry, and endless drawers. Staggered cabinet heights frame the chimney hood for a dramatic look, plus you have a gas cooktop, built-in wall oven, convection stove, hood fan, and a generous pantry off the mudroom with MDF shelving. The dining area is wrapped in picture windows for bright light and privacy, while the living room features a vaulted ceiling and cozy gas fireplace on the south wall. The primary bedroom fits a king bed, offers peaceful canal views with blackout blinds, and includes a spa-like ensuite with double sinks, lots of drawers, a tall cabinet tower, long glass shower with bench, soaker tub, and private toilet room. The walk-in closet connects directly to the main floor laundry through a clever ***secret door***. Also on the main floor: a versatile front room (bedroom, office, or plant oasis with a reading

bench) and a second full bathroom with a shower. South exposure is balanced perfectly with a 3-tonne A/C. Down the spiral staircase, the curved design creates a cozy reading nook. The lower level features a second living room with another gas fireplace and large windows to keep that canal view, plus a massive flex space for a pool table (light not included) or future wet bar/games area (with City approval). One basement bedroom has incredible canal views with ensuite access to a large bathroom, while the second is massive—ideal for a gym, studio, or bedroom with its egress window. Finished with a full SONOS TV and speaker system inside and out, this home offers a lifestyle—morning paddles, hot tub sunsets, wildlife views (blue herons, ducks, geese, martins), and welcoming neighbours.