



**GRASSROOTS**  
REALTY GROUP

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6004, 2370 Bayside Road SW  
Airdrie, Alberta

MLS # A2312642



**\$430,000**

|           |                              |        |                   |
|-----------|------------------------------|--------|-------------------|
| Division: | Bayside                      |        |                   |
| Type:     | Residential/Five Plus        |        |                   |
| Style:    | 4 Level Split                |        |                   |
| Size:     | 1,453 sq.ft.                 | Age:   | 2008 (18 yrs old) |
| Beds:     | 3                            | Baths: | 2 full / 1 half   |
| Garage:   | Double Garage Attached       |        |                   |
| Lot Size: | 0.03 Acre                    |        |                   |
| Lot Feat: | Back Lane, Landscaped, Level |        |                   |

|             |                                                 |            |        |
|-------------|-------------------------------------------------|------------|--------|
| Heating:    | Forced Air, Natural Gas                         | Water:     | -      |
| Floors:     | Carpet, Ceramic Tile, Laminate                  | Sewer:     | -      |
| Roof:       | Asphalt Shingle                                 | Condo Fee: | \$ 499 |
| Basement:   | Full                                            | LLD:       | -      |
| Exterior:   | Composite Siding, Vinyl Siding, Wood Frame      | Zoning:    | R3     |
| Foundation: | Poured Concrete                                 | Utilities: | -      |
| Features:   | Ceiling Fan(s), Granite Counters, High Ceilings |            |        |

**Inclusions:** Shelves in Garage and throughout home (except shelf in Office Space)

**NEW PRICE!!** \*\* Welcome to this Fully Finished Townhouse with Large Living Spaces and a Double Attached Garage in Bayside! When you enter this home, you will immediately notice the soaring 12 ft ceilings and lots of natural light from the Oversized Windows in the Main Living Room. Up a few steps is the Large Kitchen with beautiful Maple Cabinetry with Granite Countertops, Pantry, Island with extra storage, and a Dining Space. The Balcony off the Kitchen is the width of the Townhouse and a great place to relax. The Upper level features the Primary bedroom with 4 pc ensuite and walk in closet. Two additional bedrooms, another 4 pc bathroom, plus the laundry finish this level. The Lower level has access to the Double Attached Garage, and the Finished Recreation Room / Family Room. This home also has a HOT WATER ON DEMAND System. Located close to Transportation, Restaurants, Pathways, and more. This great Townhouse is ready for you to make it yours.