



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

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

**MLS # A2320141**



**\$669,000**

|                  |                                                                           |               |                   |
|------------------|---------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bayside                                                                   |               |                   |
| <b>Type:</b>     | Residential/House                                                         |               |                   |
| <b>Style:</b>    | 2 Storey                                                                  |               |                   |
| <b>Size:</b>     | 2,247 sq.ft.                                                              | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Front Drive                             |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Dog Run Fenced In, Few Trees, Front Yard, Landscaped |               |                   |

|                    |                                                                                                                                                                     |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                             | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum                                                                                                                            | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                                | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                                                                                                                                            | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                     | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | Alarm Components (no contract), Basement Refrigerator, Curtains, Floating Shelves, TV Wall Mounts, TV's (Living room and Rec Room)                                  |                   |    |

Welcome to this beautifully maintained and fully developed 2 storey home in the highly sought after community of Bayside! Offering over 3,300 sq. ft. of developed living space, this impressive 4 bedroom, 3.5 bathroom home combines functionality, comfort, and style for today's growing family. The main floor features a bright open concept design with a spacious living room centered around a cozy gas fireplace, a formal dining room for hosting family gatherings, and a stunning kitchen with an oversized island that comfortably seats five. A dedicated main floor office provides the perfect work from home setup. Upstairs, you'll find generously sized bedrooms and plenty of space for everyone to spread out. The fully developed basement adds exceptional versatility with a large recreation room featuring a second gas fireplace, a full bathroom with a luxurious steam shower, and the opportunity to easily add a 5th bedroom if desired. This home has been thoughtfully updated throughout, including new carpet (2023), hot water tank (2022), new roof (2021) with the north side redone in May 2026, new garage door and motor (2025), and updated kitchen appliances including a new dishwasher, refrigerator, and microwave (March 2026), plus a new stove (2025). Step outside to enjoy the fully fenced backyard, complete with a newly added dog run and fire pit (2026), perfect for both pets and entertaining. The double attached garage and two car driveway provide ample parking and storage space for busy households. Ideally situated in one of Airdrie's most desirable communities, you'll enjoy easy access to schools, parks, shopping, and everyday amenities, along with scenic walking paths connecting to the beautiful Bayside canal system. With quick access out of the city, this location offers the perfect balance of convenience and community. Move in ready and loaded with space,

updates, and value, this is a home you won't want to miss.