



GRASSROOTS
REALTY GROUP

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212 Bayside Point SW
Airdrie, Alberta

MLS # A2329995



\$420,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,235 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 337
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Open Floorplan, Separate Entrance, Stone Counters, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator in the basement

Welcome to 212 Bayside Point SW, where peaceful canal views, abundant natural light, and comfortable living come together in one beautiful home. Perfectly positioned overlooking the canals of Bayside, this well-maintained property offers a quiet and serene setting with picturesque views from both the upper balcony and the walkout lower-level patio. The main floor welcomes you with a bright, open foyer and a convenient front hall closet. Durable laminate flooring and neutral colours flow throughout the open-concept living space, creating a warm and inviting atmosphere. The spacious kitchen features white shaker-style cabinetry, stone countertops, a deep undermount sink, recessed lighting, ample workspace, and a convenient pantry closet. The adjoining dining area is ideal for family meals or entertaining and includes a glass patio door leading to the balcony, where you can relax and enjoy the calming canal views. The comfortable living room is open to the kitchen and dining areas and features large windows that fill the home with natural light. The open layout provides an effortless flow for everyday living and entertaining. Upstairs, you will find three well-proportioned bedrooms. The spacious primary retreat features a large walk-in closet and a private four-piece ensuite. Two additional bedrooms offer excellent space for children, guests, or a home office and share a second four-piece bathroom. The fully developed walkout lower level provides even more living space with a generous family room that can be used as a media area, recreation room, home gym, or children's play space. This level also includes a practical laundry and storage area, along with direct access to the private patio overlooking the canals. A single attached garage offers additional storage space and includes a convenient tire storage rack. Thoughtfully maintained and filled with natural light,

this wonderful home provides the perfect opportunity to enjoy the peaceful canal-side lifestyle that makes Bayside so desirable. Imagine starting your mornings with coffee on the balcony, unwinding on the patio, and enjoying the tranquil views from your own backyard.