



GRASSROOTS
REALTY GROUP

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222 Bayside Point SW
Airdrie, Alberta

MLS # A2333531



\$437,900

Division:	Bayside		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,215 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, Treed, Views, Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 338
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar		

Inclusions: None

Fully Renovated Townhome Backing the Canal in Bayside. Welcome to 222 Bayside Point SW, a beautifully updated 3 bedroom, 3.5 bathroom townhome tucked into the heart of Bayside. Renovated top to bottom within the last year and a half, this home is truly move in ready with new flooring throughout, a brand new kitchen, and updated bathrooms across all 3.5 baths. A whole home Kinetico water system, window shades on every window, and Fantom screens on all doors round out the list of thoughtful upgrades. Step inside to an open concept main floor featuring granite counters, a bright and airy layout, and access to your single attached garage. Upstairs you will find a spacious primary retreat, a second bedroom, a versatile office or den space, and a full bath, all with comfortable Forced Air heating. The finished walkout basement adds valuable living space with a rec room, wet bar, and additional laundry hookups, opening directly onto your private, fenced backyard. And the real showstopper: this home backs directly onto the canal with a scenic walking pathway right outside your door, a rare and sought after setting in this community. Enjoy morning coffee on the patio, evening strolls along the water, and the kind of quiet, connected lifestyle that makes Bayside one of Airdrie's most loved communities. Close to parks, playgrounds, and shopping, with easy access to the rest of Airdrie and Calgary via Deerfoot and Stoney Trail. Total above grade RMS living space of 1,214.76 sq ft, plus a fully finished basement below. Condo fee of \$338 per month. This is the total package: full renovation, unbeatable location, and true pride of ownership throughout. Book your showing today.