



GRASSROOTS
REALTY GROUP

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1315 Bayside Drive SW
Airdrie, Alberta

MLS # A2339013



\$1,095,555

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,506 sq.ft.	Age:	2023 (3 yrs old)
Beds:	6	Baths:	4
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Interior Lot, Landscaped, No Neighbour		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this exceptional triple-car garage detached home in the prestigious community of Bayside, Airdrie, ideally positioned on a premium canal-backing lot with a walkout basement. Offering over 2,500 sq. ft. of developed living space, this impressive residence features 6 bedrooms, 4 bathrooms, and a thoughtfully designed layout that perfectly blends style, comfort, and functionality. Upon entering, you are welcomed by a spacious foyer with a private main-floor office conveniently positioned to the left. The heart of the home is the expansive open-concept living area, featuring a cozy fireplace, a beautifully appointed modern kitchen with quartz countertops and stainless steel appliances, and a generous dining area. Large windows and patio doors fill the space with natural light while offering beautiful views toward the backyard and canal. The kitchen also features a spacious pantry, along with convenient access to the mudroom and triple-car garage. The upper level offers an impressive layout with three bedrooms, a spacious bonus room, and a dedicated laundry room with a sink. The primary retreat features large windows, a generous walk-in closet, and a luxurious 5-piece ensuite finished with elegant ceramic tile. Two additional bedrooms, including bedrooms with walk-in closets, provide ample space for family and guests. The spacious bonus room features a large window and vaulted ceiling, creating the perfect space for family movie nights or additional living space. The fully finished walkout basement adds incredible versatility, featuring two additional bedrooms, a spacious recreation room, and a wet bar, making it an ideal space for entertaining, guests, or extended family. The walkout design allows for easy access to the backyard and brings an abundance of natural light into the lower level. Step outside to your backyard backing

directly onto the canal, offering a peaceful setting and beautiful views. Enjoy your morning coffee, summer evenings, or entertaining guests while taking advantage of this exceptional outdoor space. With a triple-car garage, premium canal location, walkout basement, six bedrooms, and an abundance of thoughtfully designed living space, this home is truly a rare opportunity in Bayside. Conveniently located close to schools, parks, shopping, restaurants, pathways, and all major amenities. A remarkable home in an exceptional location—book your private showing today and experience everything this Bayside property has to offer.