



GRASSROOTS
REALTY GROUP

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202 Bayside Point SW
Airdrie, Alberta

MLS # A2350964

\$350,000

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,243 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, No Back Lane, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	2-27-1-W5
Exterior:	Vinyl Siding, Wood Frame	Zoning:	DC-8
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry		

Inclusions:	na
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Canal Views, Sunshine & Plenty of Room to Live! Welcome to 202 Bayside Point . Tucked into the desirable community of Bayside, this well-maintained 3-bedroom townhome delivers peaceful canal views, plenty of natural light, a private walkout patio, an upper balcony, and a garage — all at a price point that's easy to get excited about. Step inside and you're greeted by a bright foyer leading into an open-concept main floor designed for easy living and entertaining. Durable laminate flooring, neutral décor, and big windows keep things feeling fresh and inviting. The kitchen is ready for everything from weekday breakfasts to weekend hosting, featuring nice cabinetry, countertops, generous workspace, and a handy pantry. Just off the kitchen, the dining area opens through sliding glass doors to the balcony. Morning coffee with a canal view? Yes, please. Evening drink while watching the day wind down? Even better. The living room flows effortlessly with the kitchen and dining spaces, while large windows fill the area with natural light and keep those lovely outdoor views front and centre. Head upstairs and you'll find three spacious bedrooms, including a generous primary retreat complete with a walk-in closet and private four-piece ensuite. The two additional bedrooms are perfect for family, guests, a home office, or whatever life throws your way. Then there's the fully developed walkout lower level. Think movie nights, game days, workouts, kids's hangouts, or simply a little extra room to spread out. The large family/rec room can be whatever you need it to be. There's also laundry, storage, and direct access to the lower patio, where the peaceful canal-side setting gives you another spot to relax and enjoy the outdoors. The single attached garage keeps parking convenient and adds valuable storage space, including a handy

tire storage rack. So, if your wish list includes space, sunshine, a walkout, beautiful canal views, a garage, and a price point that doesn't start with a 4, this Bayside townhome deserves a spot on your must-see list. Come for the canal views. Stay for the space. You might just find yourself right at home.