



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2008, 2370 Bayside Road SW
Airdrie, Alberta

MLS # A2351361



\$388,500

Division:	Bayside		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,535 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	See Remarks		

Heating: Forced Air

Floors: Carpet, Ceramic Tile

Roof: Asphalt Shingle

Basement: Partial

Exterior: Composite Siding, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Granite Counters, Kitchen Island, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: \$ 499

LLD: -

Zoning: R3

Utilities: -

Inclusions: N/A

Over 1,500 sq ft above grade, a developed basement, and a double attached garage, in a well-kept Bayside complex. This two-story townhouse gives you the space of a house without the yard work. It has 3 bedrooms, 2.5 baths, and a south-facing deck that looks onto a landscaped courtyard. The kitchen is the centre of the home. It has maple cabinetry with crown moulding, dark granite counters, a tile backsplash, stainless steel appliances, a corner pantry, and a central island with seating. The dining area sits beside it. A patio door opens to the south-facing deck, a sunny spot for morning coffee or an evening barbecue overlooking the greenspace, pathways and playground. The living room stays open to the kitchen and dining area, so whoever's cooking is still part of the conversation. A 2-piece powder room completes the main floor. Upstairs, the primary bedroom has its own 4-piece ensuite and walk-in closet. Two more bedrooms share a second 4-piece bathroom. One is currently set up as a bright home office and craft room with a large window, so it works for remote work, a nursery, or guests. Upper-floor laundry means no hauling baskets up and down the stairs. The developed basement adds a large, bright family room with big window. It works well as a media room, play space, gym, or extra room for visitors. The double attached garage is insulated and drywalled, with room for two vehicles plus storage. That's a real advantage in a townhouse at this price point. Exterior maintenance and snow removal are handled by the complex, so your weekends stay yours. Pets are welcome with board approval. Bayside is one of Airdrie's most walkable communities. You're close to the canal and its pathway network, as well as schools, parks, and everyday shopping. Yankee Valley Boulevard and the QE2 make the commute to

Calgary straightforward.