

# \$775,000 - 967 Bayside Drive Sw, Airdrie

MLS® #A2246606

**\$775,000**

4 Bedroom, 3.00 Bathroom, 1,467 sqft

Residential on 0.13 Acres

Bayside, Airdrie, Alberta

Welcome to this rare to find fully finished 4 bed + den/office, 3 full bath bungalow home with a WALKOUT basement and a sunny WEST backing yard directly on the BAYSIDE CANAL! Located in the heart of Bayside near schools, walking/biking paths, outdoor skating rinks, the location/ privacy offered with this property is spectacular. The main level has an OPEN CONCEPT layout with a VAULTED CATHEDRAL CEILING to open the space that seamlessly connects the living room to the kitchen and dining room. The layout of this property is excellent rocking a strategically designed flow and features that make sense on the main level with a breakfast bar island, stainless steel appliances including a gas range (microwave hood fan is new), a large pantry, hardwood flooring, gas fireplace, a large office/den with french doors and a main floor full bathroom next to the main floor second bedroom. The large main level primary bedroom hosts a walk-in closet, a 4 piece ensuite bathroom and a deep soaker jet tub. Step out into the well manicured and irrigated backyard to enjoy the view, go for a paddle on the canal, cast a line or stay cool inside with the CENTRAL AIR CONDITIONING on hot summer days! The fully developed basement has two more bedrooms, a large family room with built-in shelving, a built-in bar area and another gas fireplace feature that is perfect for movie nights or as an entertaining space. As a bonus - the 4th bedroom is directly connected to the basement full bathroom (Jack & Jill).



Adjacent is the large laundry, mechanical and storage room - this home has every space that you need! If you've been waiting patiently for a sunny bungalow that rocks 4 bedrooms + den and that is backing directly onto the Bayside canal, then don't lift a finger because this home is the one for you and must be viewed to fully appreciate!

Built in 2005

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2246606    |
| Price          | \$775,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,467       |
| Acres          | 0.13        |
| Year Built     | 2005        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 967 Bayside Drive Sw |
| Subdivision | Bayside              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3E4              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |
| Is Waterfront  | Yes                    |

### **Interior**

|                   |                                                                                                                                                                             |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Central Vacuum |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings, Gas Range                            |
| Heating           | Forced Air, Natural Gas                                                                                                                                                     |
| Cooling           | Central Air                                                                                                                                                                 |
| Fireplace         | Yes                                                                                                                                                                         |
| # of Fireplaces   | 2                                                                                                                                                                           |
| Fireplaces        | Gas                                                                                                                                                                         |
| Has Basement      | Yes                                                                                                                                                                         |
| Basement          | Finished, See Remarks, Walk-Out                                                                                                                                             |

## Exterior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                            |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, No Neighbours Behind, Waterfront |
| Roof              | Asphalt Shingle                                                                                         |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                         |
| Foundation        | Poured Concrete                                                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 6                |
| Zoning         | R1               |

## Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Grassroots Realty Group |
|----------------|-------------------------|

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