

# \$1,100,000 - 935 Bayside Drive Sw, Airdrie

MLS® #A2196934

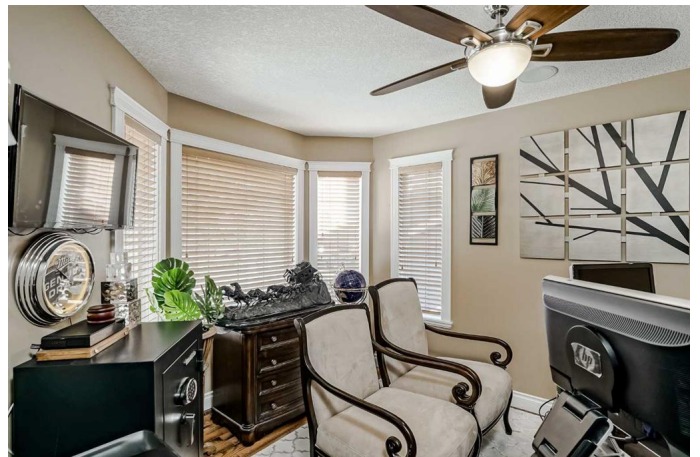
**\$1,100,000**

5 Bedroom, 4.00 Bathroom, 2,350 sqft  
Residential on 0.13 Acres

Bayside, Airdrie, Alberta

OPEN HOUSE- Saturday March 15th 1-3pm.  
This stunning former show-home, backing onto the tranquil canals, has been thoughtfully renovated. The inviting front porch, shaded by mature trees and featuring low-maintenance composite decking, offers a private retreat to enjoy the beautifully landscaped front yard. Step inside to an elegant entrance with soaring vaulted ceilings, setting the tone for the home's refined design. A spacious main-floor office, enclosed by double glass French doors, provides the perfect workspace.

Rustic hand-detailed oak flooring extends throughout the main level, seamlessly connecting the breathtaking living room and kitchen. The living room, with its vaulted ceiling and raised fireplace, is a true showpiece, boasting a natural stone surround and a solid wood mantle. The chef-inspired kitchen is designed for both function and beauty, featuring a granite eat-up island bar, custom wooden cabinetry, a five-burner gas stove, built-in microwave oven, newer appliances still under warranty, and a wine fridge. The bright breakfast nook overlooks the extended balcony, welcoming in abundant south-facing natural light and showcasing gorgeous canal views. A dedicated laundry room and a stylish two-piece bathroom complete this level. The expansive balcony, crafted with low-maintenance white composite decking, is perfect for outdoor entertaining with its built-in sound system and LED lighting. Upstairs, a versatile loft-style bonus room adds to the



home's appeal. The luxurious primary suite is a true retreat, offering his-and-hers closets, built-in speakers, a private two-piece bathroom, and an additional four-piece ensuite complete with a soaker tub, stall shower, and double vanity. Two more generously sized bedrooms and a full four-piece bathroom complete the upper floor. The fully self-contained walkout basement with 10' ceilings is an ideal space for older teens, or extended family. This level offers two additional bedrooms, a second laundry room, a five-piece bathroom, and a bright, open-concept kitchen with quartz countertops and a full suite of appliances. The adjoining living and dining area features large south-facing bay windows that frame stunning canal and backyard views. Thoughtful upgrades in this level include a separate sound system inside and out, a dedicated control center, a hot water tank, electric baseboard heating, and its own central vacuum. Step outside to an entertainer's dream backyard facing South West, complete with an aggregate stone patio, built-in speakers, LED lighting, and a fully equipped garden shed with motion lights and smartboard trim. Sprinkler system and a new retaining wall. There's even room to install your own private dock, making this home a true waterfront paradise. This exceptional property seamlessly blends elegance, comfort, and modern convenience—all in a breathtaking canal-side setting.

Built in 2004

### **Essential Information**

MLS® #	A2196934
Price	\$1,100,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,350
Acres	0.13
Year Built	2004
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	935 Bayside Drive Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3E3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan
Appliances	Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings, Wine Refrigerator
Heating	Forced Air, Natural Gas
Cooling	Wall Unit(s)
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Balcony, Private Yard
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Lot Description	Landscaped, Private, See Remarks, Creek/River/Stream/Pond
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 6th, 2025
Days on Market	8
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
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