

# \$765,000 - 967 Bayside Drive Sw, Airdrie

MLS® #A2246606

**\$765,000**

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          | \$765,000   |
| 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, Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings                            |
| 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 | 42               |
| Zoning         | R1               |

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.