

# \$1,199,900 - 2253 Bayside Road Sw, Airdrie

MLS® #A2253246

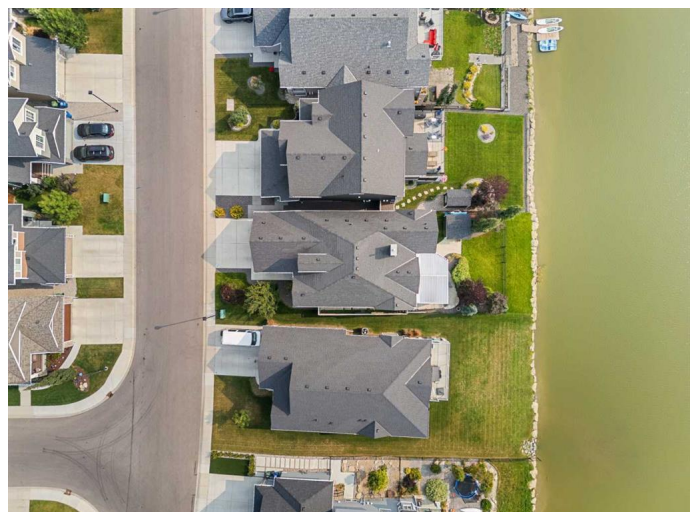
**\$1,199,900**

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.15 Acres

Bayside, Airdrie, Alberta

Welcome to 2253 Bayside Road, where sophistication, comfort, and exceptional style meet WATERFRONT living. This is a RARE opportunity to own a fully finished walkout bungalow on one of the BEST STREETS in Bayside Estates. Situated on one of the most desirable lots, this home features a SOUTHWEST FACING BACKYARD with unobstructed canal views and no pathway behind you ensuring ultimate privacy & year round afternoon sun. It's perfect for sunny afternoons watching the ducks swim by, gathering around a fire in the evening with family or enjoying a peaceful morning coffee with a view. Inside, you're greeted by 10FT CEILINGS, engineered hardwood floors, and thoughtfully designed storage. The home office boasts a large window overlooking the front porch while remaining private thanks to the mature landscaping. The kitchen is a showstopper featuring a central island with granite countertops, an undermount sink, large pantry, ceiling-height cabinetry (no dusting required!) and high-end stainless steel appliances, including a gas range, built-in oven, and microwave. There is a formal dining area that flows seamlessly into the living room, where a gas fireplace provides a cozy focal point. Between the generous island with room for barstools, a formal dining area and an expansive living space this home is designed for effortless entertaining. From the living room, step onto your enlarged back deck through the upgraded French doors. This



outdoor oasis includes a staircase to the yard, a remote-controlled awning and Sun Coast retractable screens covering both upper and lower decks. This is perfect for wind protection by day or private evenings by the canal at night. This is a rare and highly desirable feature, especially for a waterfront home. The primary bedroom includes a walk-in closet and a spa-like five-piece ensuite with dual sinks, a soaker tub and a separate shower. A spacious second bedroom, a full four-piece bathroom and main floor laundry complete this level. The garage impresses with EPOXY FLOORS & SLAT WALLS for organized storage. Downstairs you will enjoy 9FT CEILINGS, large windows and upgraded French doors opening directly to your backyard. One highlight of the basement is the wet bar looking over the expansive rec space which is ideal for game nights, barbecues and gatherings. The lower level also features a large bedroom and another four-piece bath with premium finishes. Recent upgrades include: NEW FURNACE, NEW ON-DEMAND HOT WATER, NEW WATER SOFTENER, IRRIGATION SYSTEM, WINDOWS, DOORS, GEMSTONE LIGHTING, CENTRAL VACUUM & AIR CONDITIONING. Meticulously maintained by the original owner, this turnkey property is truly move-in ready. Bayside Estates offers endless natural beauty with winding canals, walking paths and waterfront views creating a peaceful setting for summer water activities or outdoor hockey in the winter. With nearby schools, parks, shopping, dining and easy access to Calgary this makes Bayside an ideal community for families. Book today!

Built in 2016

## **Essential Information**

MLS® #

A2253246

|                |             |
|----------------|-------------|
| Price          | \$1,199,900 |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,609       |
| Acres          | 0.15        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 2253 Bayside Road Sw |
| Subdivision | Bayside              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3W6              |

### Amenities

|                |                                                    |
|----------------|----------------------------------------------------|
| Parking Spaces | 4                                                  |
| Parking        | Double Garage Attached                             |
| # of Garages   | 2                                                  |
| Is Waterfront  | Yes                                                |
| Waterfront     | See Remarks, Canal Access, Canal Front, Waterfront |

### Interior

|                   |                                                                                                                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar |
| Appliances        | Bar Fridge, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Built-In Gas Range                          |
| Heating           | Fireplace(s)                                                                                                                                                                                        |
| Cooling           | Central Air                                                                                                                                                                                         |
| Fireplace         | Yes                                                                                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                                                                                 |

|              |                          |
|--------------|--------------------------|
| Has Basement | Yes                      |
| Basement     | Finished, Full, Walk-Out |

## Exterior

|                   |                                                                                                                  |
|-------------------|------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Balcony, BBQ gas line, Garden, Private Yard, Awning(s)                                                           |
| Lot Description   | Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Treed, Underground Sprinklers, Views, Waterfront |
| Roof              | Asphalt Shingle                                                                                                  |
| Construction      | Vinyl Siding                                                                                                     |
| Foundation        | Poured Concrete                                                                                                  |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | September 3rd, 2025 |
| Days on Market | 40                  |
| Zoning         | R1                  |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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