



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
 OUELLETTE
 ASSOCIATE

780-831-7725
 jackadmin@gpremax.com

943 Bayside Drive SW
 Airdrie, Alberta

MLS # A2254330



\$869,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,316 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Views, Water		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Stone Counters		

Inclusions: shed

EVER DREAM OF OWNING AN ESTATE-STYLE WATERFRONT PROPERTY with your own PRIVATE DOCK? WELCOME HOME! This Gorgeous Family Home backs onto the WATER with a FULLY DEVELOPED WALK-OUT basement extending into your Expansive Backyard with Private Dock! This Beautiful Home with OVERSIZED HEATED DOUBLE GARAGE is nestled on a HUGE LOT in the Prestigious Community of Bayside, surrounded by Greenspaces & Tranquil Walking Paths right outside your front door! Step into this Elegant one of a kind Home, boasting nearly 3600ft over 3 levels & showcasing extensive CUSTOM BUILT-IN features, a GRAND Central STAIRCASE CENTERPIECE & COUNTLESS UPGRADES Throughout! The main level of this Stunning Home showcases an EXPANSIVE OPEN CONCEPT DESIGN highlighted by an UPGRADED CHEF'S KITCHEN with STONE Counters & Eat-Up Bar, STAINLESS Appliances, Lovely Dining Area & Spacious Great Room where you can curl up by the cozy 3-sided STONE FIREPLACE & take in the INCREDIBLE VIEWS of the WATER! Completing the main floor is a Laundry Room & 2pc Powder Room, plus direct access to your Large Raised Deck with BUILT-IN GAZEBO - the perfect spot to gather or just sit back, unwind & enjoy a warm cup of coffee while taking in the Picturesque Scenery. Heading upstairs, you are welcomed by your Enormous PRIVATE MASTER RETREAT with Walk-In Closet, Reading area & 5pc ENSUITE! Rounding off this level are 2 more Large Bedrooms, Built-In Office OVERLOOKING THE CANAL & another FULL Bathroom. Heading downstairs, your DREAM Man/Woman's Cave awaits! Featuring a Large REC/GAMES Area & Family Room with GAS FIREPLACE - THE Spot for family Movie Nights or have friends over & host the Big Game! Completing this level

is a Large 4th bedroom, Full Bath & a Locked SAFE ROOM (Think Bunker..) Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside into your Sun Drenched Southwest Facing Backyard where you can BBQ & entertain Friends & Family, sit back & enjoy stories & drinks around the BUILT-IN FIRE PIT or on your Aggregate Covered Patio watching the sun set over the water! Your Beautifully LANDSCAPED Private Backyard also includes a Log-Style Storage Shed. RECENT UPGRADES include Privacy Security Window Shutters, NEW ROOF, Underground Sprinkler System, Fresh Paint, Extra Insulated Attic, Widened Driveway, Large Raised Garden & MORE! Nestled along the banks of the Canal, Bayside is an Active Community, geared for Family Living & loved for its Picturesque Surroundings, Luxury Lifestyle & year round Activities! Enjoy Kayaking or Paddle Boating on the Canal right from your own backyard, take a scenic stroll along the serene Pathways, or head over to one of the many nearby parks where you & the family can enjoy the basketball courts, splash park, beach volleyball, hockey rink, tobogganing hills & MORE - So many fantastic Amenities at your fingertips. Now is the time to make your DREAMS COME TRUE with everything this Premier WATERFRONT LIFESTYLE HOME has to offer!