

213 Bayside Place SW
Airdrie, Alberta

MLS # A2214222



\$575,000

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,341 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Other	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Shed

Perfect for investors, those looking to build sweat equity, or anyone seeking potential rental income—this fully finished walkout bungalow offers a total of over 2,300 sq ft of developed living space. Located in a quiet cul-de-sac in the highly desirable community of Bayside, this 4-bedroom home sits on a massive pie-shaped lot, offering incredible indoor and outdoor living potential. Enjoy over 1,340 sq ft on the main floor, with soaring vaulted ceilings, a cozy gas fireplace, a bright living room, a spacious dining area, and a functional kitchen with a sunny breakfast nook. A convenient main floor laundry room, full 4pc bathroom, two bedrooms, and a generous primary suite with a private ensuite complete the upper level. Downstairs, the fully developed walkout basement offers 1,036 sq ft of additional living space and expands your possibilities—with a huge recreation room ideal for a home theater, fitness space, or games room the possibilities are endless. A custom built-in bar makes entertaining a breeze. Office nook, a 4th bedroom, rough-in for a future bathroom, and ample storage add even more versatility. The expansive backyard offers room to roam for kids and pets, or simply enjoy the morning sunshine in your own private yard. All this, plus close proximity to the canal, shopping centers, parks, scenic walking paths, and W.H. Croxford High School, make this property a smart buy whether you're purchasing for your family, investment portfolio, or both. **Note — home needs paint and flooring and priced accordingly**