

**220 Bayside Point SW**  
**Airdrie, Alberta**

**MLS # A2245812**



**\$449,900**

|                  |                                          |               |                   |
|------------------|------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bayside                                  |               |                   |
| <b>Type:</b>     | Residential/Five Plus                    |               |                   |
| <b>Style:</b>    | 2 Storey                                 |               |                   |
| <b>Size:</b>     | 1,345 sq.ft.                             | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 3                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Single Garage Attached                   |               |                   |
| <b>Lot Size:</b> | 0.03 Acre                                |               |                   |
| <b>Lot Feat:</b> | Backs on to Park/Green Space, Landscaped |               |                   |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Laminate                | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 359 |
| <b>Basement:</b>   | Finished, Full                  | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | DC-8   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Pantry, Walk-In Closet(s)       |                   |        |

|                    |     |  |  |
|--------------------|-----|--|--|
| <b>Inclusions:</b> | N/A |  |  |
|--------------------|-----|--|--|

Welcome to this beautifully maintained 3-bedroom townhome in the established community of Bayside, offering a rare opportunity to live along the peaceful Canals. Designed for both comfort and practicality, this home features an open main floor with large windows that fill the space with natural light and provide uninterrupted views from the dining area overlooking the water. Upstairs, you'll find three well-proportioned bedrooms, including a primary suite with a 4-piece ensuite and walk-in closet, creating a private and functional retreat. A second 4-piece bathroom serves the additional bedrooms with ease. The fully developed basement adds flexibility to the layout, featuring a spacious recreation room and a dedicated laundry area. Outside, enjoy direct access to the walking paths that meander along the Canals&mdash;perfect for morning coffee strolls or weekend bike rides. With its smart layout, natural light, and canal-side setting, this home offers a unique blend of lifestyle and comfort, ideal for families, first-time buyers, or those looking to downsize without compromise.