



# 1207 Bayside Drive Airdrie Alberta

\$1,649,900

Experience luxury living in the exclusive enclave of Bayside Estates. This exceptional walkout bungalow is located on a massive 992-square-meter lot with direct waterfront access. With no expense spared and meticulous attention to detail, this home exudes pride of ownership from the moment you step onto the property. From Gemstone lights front and back, to the smart irrigation system, to the stunning landscaping, you'll appreciate that nothing is left to do but enjoy your peaceful surroundings. This McKee-built air-conditioned home has been modified and expanded to measure nearly 1900 square feet above grade. Walking through the front door, you'll be inspired by the sweeping views of the canal that span the width of the home. 10-foot high ceilings, 8-foot doors, a gorgeous open plan, and an impeccable design elevate this home. The kitchen has a stunning central island with rich quartz countertops, an induction stove, a built-in oven & microwave, and a professional-grade fridge and freezer. The butler pantry is a fabulous touch and the walk-in pantry is amply sized for all your food storage needs. The living space on this main level lends well to entertaining. You will love the upgraded vinyl decking off the living room while enjoying morning coffees or watching the kayakers on warm summer nights. With west views to the back, the setting sun will never look so good. The primary suite offers unobstructed views of the canal with an opulent 5 piece ensuite that features heated floors, a deep soaker tub, a designated makeup station, and an oversized shower. The walk-in closet has custom storage options and leads conveniently to the laundry room. A main floor office/bedroom and a bold powder room complete the main level. The fully developed basement is meant for game days and fun. The recreation space includes a fantastic wet bar with heated floors and a fridge. This is ...

Family room 25.50 Ft x 17.58 Ft

Recreational, Games room 25.00 Ft x 13.17 Ft

Bedroom 12.33 Ft x 10.58 Ft

Bedroom 11.25 Ft x 10.17 Ft

3pc Bathroom 11.50 Ft x 4.92 Ft

Kitchen 14.25 Ft x 10.25 Ft

Living room 23.33 Ft x 16.58 Ft

Bedroom 12.17 Ft x 8.42 Ft

Laundry room 7.42 Ft x 5.92 Ft

Other 6.50 Ft x 6.08 Ft

Primary Bedroom 14.92 Ft x 12.92 Ft

2pc Bathroom 5.08 Ft x 5.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



Originally Listed by:  
CIR Realty

<http://www.theyellowbrickroad.ca/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
cm.mackenzie@shaw.ca

Dining room 13.33 Ft x 10.25 Ft

5pc Bathroom 14.67 Ft x 11.50 Ft