



## 2639 Bayside Boulevard Airdrie Alberta

\$1,170,000

Choosing the right home is about more than square footage ... it's about the feeling you get the moment you walk through the door. Welcome to Bayside living... where morning coffee comes with tranquil canal views and evening strolls begin just steps from your door along scenic pathways and green space. Perfectly positioned to overlook the greenspace, trails, and water, this custom-crafted bungalow offers just over 3,000 sq.ft. of beautifully designed living space with 4 bedrooms and 3 full bathrooms - blending everyday comfort with standout upgrades for modern living. From the moment you enter, you're greeted by soaring vaulted ceilings, rich luxury vinyl plank flooring, and a bright open-concept layout anchored by a stunning central fireplace that creates warmth and connection throughout the main living space. The kitchen... truly the heart of the home, is both elegant and functional. Featuring an expansive island, separate pantry, upgraded appliances, and timeless finishes, it's designed for gathering, entertaining, and effortless daily living. It flows seamlessly into the dining and living areas, making hosting family and friends feel natural and inviting. The thoughtfully designed main floor offers two bedrooms, including a serene primary retreat with a walk-in closet and spa-inspired ensuite. A second bedroom with its own ensuite provides ideal flexibility for guests. A formal dining room, spacious living area, and dedicated office complete the main level -- perfect for working from home or creating a quiet flex space. Step outside to your private rear deck and take in the uninterrupted views of greenspace, walking trails, and the canal. Whether it's sunrise coffee or evening sunsets, this peaceful setting offers privacy and serenity that's truly special. The bright, fully finished walkout lower level expands your living space with two additional bedrooms, a full ...

4pc Bathroom 10.42 Ft x 4.92 Ft

Bedroom 10.42 Ft x 12.00 Ft

Bedroom 10.42 Ft x 13.75 Ft

Family room 16.17 Ft x 14.50 Ft

Recreational, Games room 26.17 Ft x 25.67 Ft

Furnace 16.92 Ft x 12.08 Ft

Dining room 8.08 Ft x 9.67 Ft

Foyer 7.75 Ft x 11.58 Ft

Kitchen 15.75 Ft x 16.50 Ft

Laundry room 11.08 Ft x 8.08 Ft

Living room 13.67 Ft x 18.00 Ft

Office 9.50 Ft x 9.25 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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4pc Bathroom 5.00 Ft x 7.92 Ft

5pc Bathroom 9.42 Ft x 14.75 Ft

Bedroom 9.50 Ft x 10.58 Ft

Primary Bedroom 12.92 Ft x 14.17 Ft

Storage 10.00 Ft x 6.00 Ft

Other 7.50 Ft x 8.25 Ft