

\$1,175,000 - 2253 Bayside Road Sw, Airdrie

MLS® #A2269843

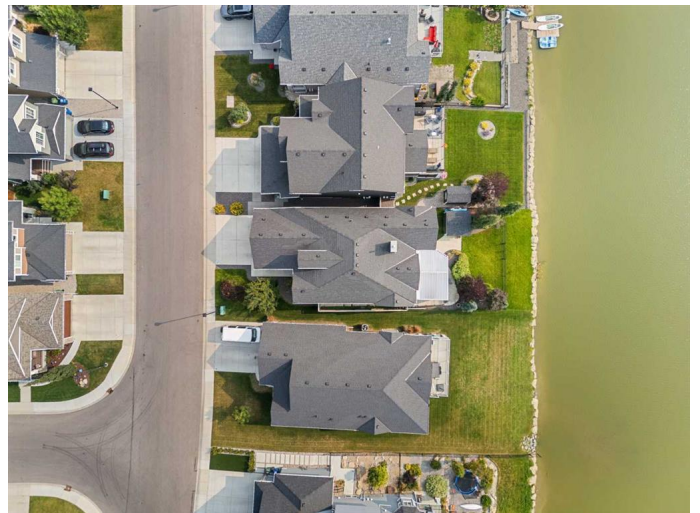
\$1,175,000

3 Bedroom, 3.00 Bathroom, 1,609 sqft

Residential on 0.15 Acres

Bayside, Airdrie, Alberta

Welcome to 2253 Bayside Road, where sophistication, comfort, and exceptional style meet WATERFRONT living. This is a RARE opportunity to own a fully finished walkout bungalow on one of the most highly sought-after streets in Bayside Estates. Situated on a prime lot, this home features a SOUTHWEST-FACING backyard with unobstructed canal views and NO PATHWAY BEHIND YOU, ensuring ultimate privacy and year-round afternoon sun. It's perfect for sunny afternoons watching the ducks swim by, gathering around a fire with family in the evening or enjoying a peaceful morning coffee with a view. Inside, you're greeted by 10-foot ceilings, engineered hardwood floors and thoughtfully designed storage. The home office offers a large window overlooking the front porch while remaining private thanks to MATURE LANDSCAPING. The kitchen is a showstopper, featuring a central island with GRANITE COUNTERTOPS, an under mount sink, a large pantry, ceiling-height cabinetry (no dusting required!) and high-end stainless steel appliances including a gas range, built-in oven and microwave. A formal dining area flows seamlessly into the living room where a gas fireplace provides a cozy focal point. With a generous island for barstools, a formal dining area and expansive living space, this home is designed for effortless entertaining. From the living room, step through upgraded French doors with European-style locks onto your expanded, custom extended back deck



offering even more space for entertaining, relaxing, or enjoying the canal views. This outdoor oasis includes a staircase to the yard, a remote-controlled awning and SUN COAST REMOTE CONTROLLED RETRACTABLE SCREENS covering both upper and lower decks, perfect for wind protection during the day or private evenings by the canal at night. This luxury feature is rare and highly desirable, especially for a waterfront home. The primary bedroom includes a walk-in closet and a spa-like five-piece ensuite with dual sinks, a soaker tub and a separate shower. A spacious second bedroom, a full four-piece bathroom, and main-floor laundry complete this level. The garage impresses with EPOXY FLOORS & SLAT WALLS for organized storage. Downstairs, enjoy 9-foot ceilings, large windows and upgraded French doors opening directly to your backyard. A highlight of the basement is the wet bar overlooking the expansive rec space - ideal for game nights, barbecues, and gatherings. The lower level also includes a large bedroom and another four-piece bath with premium finishes. Upgrades throughout this home include a NEW FURNACE, NEW ON-DEMAND HOT WATER, NEW WATER SOFTENER, IRRIGATION SYSTEM, WINDOWS, DOORS, GEMSTONE LIGHTING, CENTRAL VACUUM, and AIR CONDITIONING. Meticulously maintained by the original owner, this turnkey property is truly move-in ready. With top schools like Nose Creek, R.J. Hawkey, and W.H. Croxford, scenic walking paths, parks such as Chinook Winds, nearby shopping, dining and easy access to Calgary, Bayside is an ideal community for all.

Built in 2016

Essential Information

MLS® #

A2269843

Price	\$1,175,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,609
Acres	0.15
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	2253 Bayside Road Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3W6

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	See Remarks, Canal Access, Canal Front, Waterfront

Interior

Interior Features	Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, French Door, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Tankless Hot Water, Walk-In Closet(s), Wet Bar
Appliances	Bar Fridge, Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s)
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas

Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Balcony, BBQ gas line, Garden, Private Yard, Awning(s)
Lot Description	Back Yard, Front Yard, Landscaped, Many Trees, Street Lighting, Treed, Underground Sprinklers, Views, Waterfront
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 8th, 2025
Days on Market	11
Zoning	R1

Listing Details

Listing Office	RE/MAX First
----------------	--------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.