

# \$999,999 - 935 Bayside Drive Sw, Airdrie

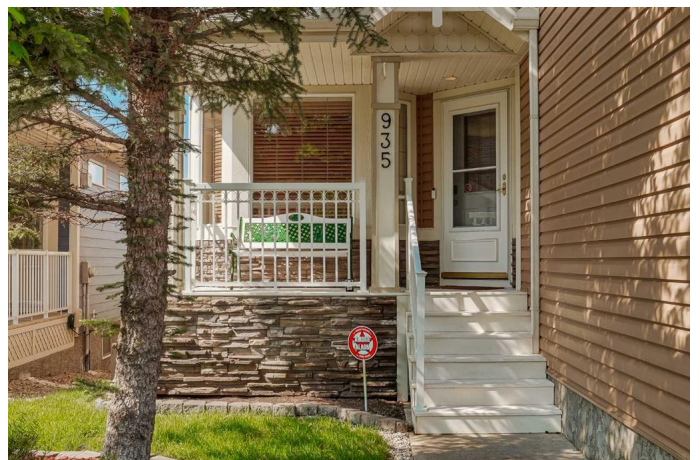
MLS® #A2227222

**\$999,999**

5 Bedroom, 4.00 Bathroom, 2,350 sqft  
Residential on 0.13 Acres

Bayside, Airdrie, Alberta

OPEN HOUSE SATURDAY JUNE 7th, 12pm to 2pm. This stunning former show-home, backing onto the tranquil canals, has been thoughtfully renovated. The inviting front porch, shaded by mature trees and featuring low-maintenance composite decking, offers a private retreat to enjoy the beautifully landscaped front yard. Step inside to an elegant entrance with soaring vaulted ceilings, setting the tone for the home's refined design. A spacious main-floor office, enclosed by double glass French doors, provides the perfect workspace. Rustic hand-detailed oak flooring extends throughout the main level, seamlessly connecting the breathtaking living room and kitchen. The living room, with its vaulted ceiling and raised fireplace, is a true showpiece, boasting a natural stone surround and a solid wood mantle. The chef-inspired kitchen is designed for both function and beauty, featuring a granite eat-up island bar, custom wooden cabinetry, a five-burner gas stove, built-in microwave oven, newer appliances still under warranty, and a wine fridge. The bright breakfast nook overlooks the extended balcony, welcoming in abundant south-facing natural light and showcasing gorgeous canal views. A dedicated laundry room and a stylish two-piece bathroom complete this level. The expansive balcony, crafted with low-maintenance white composite decking, is perfect for outdoor entertaining with its built-in sound system and LED lighting. Upstairs, a versatile loft-style bonus room adds



to the home’s appeal. The luxurious primary suite is a true retreat, offering his-and-hers walk-in closets, built-in speakers, a private two-piece bathroom, and an additional four-piece ensuite complete with a soaker tub, stall shower, and double vanity. Two more generously sized bedrooms and a full four-piece bathroom complete the upper floor. The fully self-contained walkout basement with 10’ ceilings is an ideal space for older teens, or extended family. This level offers two additional bedrooms, a second laundry room, a five-piece bathroom, and a bright, open-concept kitchen with quartz countertops and a full suite of appliances. The adjoining living and dining area features large south-facing bay windows that frame stunning canal and backyard views. Thoughtful upgrades in this level include a separate sound system inside and out, a dedicated control center, a hot water tank, electric baseboard heating, and its own central vacuum. Step outside to an entertainer’s dream backyard facing South West, complete with an aggregate stone patio, built-in speakers, LED lighting, and a fully equipped garden shed with motion lights and smartboard trim. Sprinkler system and a new retaining wall. There’s even room to install your own private dock, making this home a true waterfront paradise. This exceptional property seamlessly blends elegance, comfort, and modern convenience—all in a breathtaking canal-side setting.

Built in 2004

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2227222  |
| Price    | \$999,999 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,350       |
| Acres          | 0.13        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 935 Bayside Drive Sw |
| Subdivision | Bayside              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3E3              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                 |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan                                                |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Range Hood, Wall/Window Air Conditioner, Washer/Dryer, Window Coverings, Wine Refrigerator |
| Heating           | Forced Air, Natural Gas                                                                                                                         |
| Cooling           | Wall Unit(s)                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                             |
| # of Fireplaces   | 2                                                                                                                                               |
| Fireplaces        | Gas                                                                                                                                             |
| Has Basement      | Yes                                                                                                                                             |
| Basement          | Finished, Full, Walk-Out                                                                                                                        |

### Exterior

|                   |                                                           |
|-------------------|-----------------------------------------------------------|
| Exterior Features | Balcony, Private Yard                                     |
| Lot Description   | Creek/River/Stream/Pond, Landscaped, Private, See Remarks |
| Roof              | Asphalt Shingle                                           |
| Construction      | Vinyl Siding, Wood Frame                                  |
| Foundation        | Poured Concrete                                           |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 11             |
| Zoning         | R1             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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