



**DJ Golden**  
**REAL ESTATE**

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**1815 Bayside Island SW**  
**Airdrie, Alberta**

**MLS # A2231621**



**\$1,700,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,664 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.30 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Underground S		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Cement Fiber Board, Stone	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Ceiling Fan(s), Chandelier, Double Vanity, French Door, High Ceilings, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	Garage heater, basement shelving, gazebo, shed, light post on dock, gem stone exterior lighting		

It's a perfect summer evening and the party is in full swing. There's a fire roaring in the outdoor fireplace and old friends are gathered under the pergola laughing over stories that have been told countless times before. As the sun sets over the water, you see your kids paddling back to the dock and marvel at the beauty of your surroundings. It's nice to have them home for the summer. You fell in love with this property from the moment you laid eyes on it. The yard took your breath away. Beautifully landscaped with an inlaid compass and a trail leading to the water, you knew this was home. You look up to see the love of your life making burgers on the covered deck, looking back at you with a mischievous grin. For as long as you can remember, the two of you have loved entertaining and tonight is no exception. You head into the house through the basement and make sure the bar is stocked. The tv is on and a few friends are watching the game. You check the downstairs bedrooms and make sure they're both set for guests in case anyone decides to stay late. You head to the main level and take in the full magnitude of the vaulted ceiling and the stunning kitchen. This year you're going to get a majestic 12 foot Christmas tree. A real showstopper. The holidays are another great time to have loved ones over and you feel a swell of pride that the whole family can fit at the table. You pop out to the deck to give your love a kiss, you know that's what that look was for, before you pop back inside for a sweater. Your beautiful bedroom will always bring you peace and you're tempted to take a quick nap, would anyone notice? You head through your ensuite, steal a quick look in the mirror and snag your sweater in your massive walk-in closet. Everything you need is right at your fingertips. On your way back out, the Gemstone lights flick on and the home is bathed in this beautiful glow. You

knew that buying on Bayside Island was special, but tonight, you can't help but feel your heart swell at the magic of it all coming together. Only 12 families have the privilege to call Bayside Island home. You're proud that your family is one of them.