



GRASSROOTS
REALTY GROUP

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**26 Baywater Cape SW
Airdrie, Alberta**

MLS # A2225042



\$710,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Cul-De-Sac, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), High Ceilings, Pantry, Vaulted Ceiling(s)		

Inclusions: Shed, security camera(s), chimney in backyard, central air conditioning, refrigerator, electric oven, dishwasher, hood fan, microwave, washer, dryer, curtain rod(s), window covering(s), garage remote(s), privacy screen on deck, hot water tank under contract

Welcome to this exceptional property in one of Airdrie's most sought-after communities – Bayside. This isn't your typical cookie-cutter home. Offering over 2,200 sq ft plus a partially finished basement, this home is perfect for families looking for room to grow and space to live comfortably. Situated on a pie-shaped lot, the home boasts a sunny, oversized backyard oasis complete with multiple decks, offering both sun and shade. And with Nose Creek School just a short walk away, it's ideal for families with school-aged kids. Step inside to discover a bright, airy main floor featuring a front office and den—perfect for working from home. In the main living area, you will find a modern white kitchen featuring ample cabinetry, stone countertops, and sleek stainless steel appliances. The spacious dining area offers direct access to the backyard, and the living room has a striking focal point fireplace. There's also —and a convenient 2-piece bath. Upstairs, you'll find a bonus room with soaring vaulted ceilings, offering even more flexible living space. The massive primary suite is a true retreat, complete with a walk-in closet and a luxurious ensuite featuring a double-sided fireplace and soaker tub. Two generously sized bedrooms, a 4-piece bathroom, and an upstairs laundry room complete this floor for added convenience. The partially finished basement features a 2-piece bathroom and provides a blank canvas ready for your finishing touches with ample storage space to spare. Living in Bayside means enjoying canals, parks, scenic walking paths, and a vibrant, family-friendly atmosphere. Don't miss your chance to own this one-of-a-kind home in a community that truly has it all.