



**GRASSROOTS**  
REALTY GROUP

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**2358 Baywater Crescent SW  
Airdrie, Alberta**

**MLS # A2233617**



**\$574,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,882 sq.ft.	<b>Age:</b>	2013 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry, Vinyl Windows		

**Inclusions:** Outside Shed, 2 TV wall mounts, amplifier for speakers, garage shelving

Impeccably loved and maintained, this immaculate property is move in ready. Inviting front porch to greet your guests. Inside the front door is your flex room, with a good sized window allowing a ton of natural light in. Beautiful custom blinds were added last year throughout the house. Convenient 2 pce bath. Living room is a great space for entertaining, open thru to dining room and kitchen. Main floor, laundry with brand, new washer and dryer. Convenient walk thru pantry from the garage to the kitchen. Kitchen has eat up bar, modern pendulum lighting, and a brand new dishwasher. Up the stairs on the 6 month old carpeting, to the bonus room & office. The wall to the office is not permanent, and can be removed by the buyers if they wish. 2 Spare bedrooms up are good sized. Master retreat has a walk in close, ensuite with corner tub, stand up shower and separate water closet. Basement is currently undeveloped. South facing back yard is landscaped with an extra large deck, privacy wall, and convenient shed. Double attached garage is insulated, drywalled, and has an abundance of shelving. The location is ideal for walking distance to Nose Creek school, Croxford high school as well as St. Martin de Porres high school. Enjoy walks through the many pathways along the beautiful canals and nearby parks.