



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1635 Baywater Street SW  
Airdrie, Alberta**

**MLS # A2243329**



**\$759,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,253 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<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, Front Yard, Private, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Recessed Lighting		
<b>Inclusions:</b>	N/A		

OPEN HOUSE on Saturday January 17th from 12 to 2 pm. Welcome to this modern 4-bedroom home! Offering over 2,250 sq. ft. of refined living space, this beautifully crafted residence includes central air conditioning for year-round comfort. The open-concept kitchen features sleek quartz countertops, a walk-through pantry, and flows seamlessly into the inviting great room with a cozy fireplace. Upstairs, discover four spacious bedrooms—including a serene primary retreat with a spa-inspired ensuite—a versatile loft, and a main-floor office, providing the perfect blend of space, style, and functionality. Three beautifully finished bathrooms, wide vinyl plank flooring, and contemporary finishes throughout add sophistication and ease. The west-facing backyard invites golden afternoon light, while the double attached garage offers everyday convenience. Nestled in the peaceful, family-oriented community of Bayside—known for its picturesque canals and scenic walking paths—you'll be minutes from parks, schools, and local amenities. This is a home where elegance meets everyday living. Quick possession available. Don't miss this opportunity call today.