



**GRASSROOTS**  
REALTY GROUP

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**1635 Baywater Street SW  
Airdrie, Alberta**

**MLS # A2243329**



**\$774,900**

<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 (2 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, Unfinished	<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		

Step into over 2,250 square feet of refined living in this impeccably crafted home, complete with central air conditioning for year-round comfort. Thoughtfully designed for modern life, the open-concept kitchen boasts quartz countertops, a walk-through pantry, and seamless flow into a welcoming great room anchored by a cozy fireplace. With four well-appointed bedrooms—including a serene primary retreat with a spa-like ensuite—a versatile upper loft, and a dedicated main floor office, this home offers exceptional space 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.