



GRASSROOTS
REALTY GROUP

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1754 Baywater Drive SW
Airdrie, Alberta

MLS # A2254284



\$645,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,639 sq.ft.	Age:	2013 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Welcome to this beautifully maintained fully finished WALKOUT 2-storey home in the highly sought-after community of Bayside in Airdrie. Perfectly positioned, this home backs directly onto a scenic walking path and green space, while being just steps away from the tranquil canal of Bayside. Designed for both comfort and function, this home offers spacious indoor and outdoor living. Entertain with ease on the oversized deck or the lower patio, while enjoying the privacy of a large backyard. Inside, the thoughtful floorplan includes a bright bonus room upstairs, air conditioning, and generously sized bedrooms throughout. The primary suite is a true retreat with a full ensuite and a walk-in closet. The walkout basement is a standout feature, complete with a wet bar featuring a microwave hoodfan, plus separate washer/dryer hookups. With its smart design, this space can easily be transformed into a nanny suite or mother-in-law suite, making it ideal for multigenerational living or added flexibility. Additional value comes with the home's 23 solar panels, offering improved energy efficiency and long-term savings while supporting a more sustainable lifestyle. Living in Bayside means enjoying a lifestyle where nature and convenience meet. You'll love the network of canals, parks, and pathways right at your doorstep. Amenities, schools, and shopping are minutes away, with Woodside Golf Course nearby and a quick commute to YYC International Airport for busy professionals and travelers. This is more than a home – it's a lifestyle opportunity in one of Airdrie's most desirable neighborhoods.