



**GRASSROOTS**  
REALTY GROUP

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**1908 Baywater Alley SW  
Airdrie, Alberta**

**MLS # A2266697**



**\$539,900**

|                  |                                                           |               |                   |
|------------------|-----------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Bayside                                                   |               |                   |
| <b>Type:</b>     | Residential/Duplex                                        |               |                   |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                           |               |                   |
| <b>Size:</b>     | 1,751 sq.ft.                                              | <b>Age:</b>   | 2013 (12 yrs old) |
| <b>Beds:</b>     | 4                                                         | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                                    |               |                   |
| <b>Lot Size:</b> | 0.09 Acre                                                 |               |                   |
| <b>Lot Feat:</b> | Back Yard, Front Yard, Landscaped, Level, Rectangular Lot |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood  | <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>    | R2 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |

**Features:** Built-in Features, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Shed, TV Wall Mounts, Electric Fireplace in basement bedroom

Welcome to 1908 Baywater Alley SW — a beautifully finished 2-storey semi-detached home offering over 2,300 sq. ft. of developed living space and a double attached garage. Thoughtfully designed for family living, this Bayside beauty blends comfort, functionality, and modern style in one of Airdrie's most desirable communities. With its spacious layout, quality finishes, and prime location near schools, parks, and scenic pathways, this home truly delivers the best of Airdrie living. Highlights include: 4 bedrooms + 3.5 bathrooms Bright, open-concept main floor with 9' ceilings Chef-inspired kitchen with granite countertops & rich maple cabinetry Fully finished basement with rec room, bedroom & full bath Loaded with thoughtful upgrades, this home makes everyday living easy and enjoyable. The main level showcases hardwood flooring, a gas fireplace with a stylish feature surround, and a spacious dining area that opens onto a fenced, landscaped backyard — perfect for relaxing or entertaining. A walk-through pantry, mudroom, and 2-piece powder room complete the main floor, balancing both style and function. Upstairs, unwind in the luxurious primary suite featuring vaulted ceilings, a walk-in closet, and a spa-inspired 5-piece ensuite with double vanities, a soaker tub, and a tiled shower. Two additional bedrooms, a full bathroom, and convenient upper-level laundry complete this ideal family layout. The fully finished basement adds even more versatility with a large recreation room, a fourth bedroom, and another full bathroom — perfect for guests, teens, or a home office. Complete with central A/C, central vac, water softener and plenty of storage, this home is truly move-in ready.