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40 Baywater Court SW Airdrie, Alberta

MLS # A2269881



\$739,900

Division:	Bayside				
Type:	Residential/House				
Style:	2 Storey				
Size:	2,492 sq.ft.	Age:	2012 (13 yrs old)		
Beds:	4	Baths:	3 full / 1 half		
Garage:	Double Garage Attached				
Lot Size:	0.10 Acre				
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot				

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)

Inclusions: N/A

Corner Lot | Approx 2500 SQFT | Mainfloor Bedroom | Custom Woodwork | 2 Ensuites. Stunning 2,500 sq. ft. Fully Upgraded Two-Storey in Bayside. Discover this beautifully designed two-storey home in the sought-after Baywater community, ideally located on a spacious corner lot with a rear paved lane— just steps from Nose Creek Elementary School, parks, and the scenic Canal pathway. This custom-built layout offers a bright family room with a cozy fireplace and built-in cabinetry, a chef's kitchen with ceiling-height cabinetry and a walk-through pantry, and a formal dining room— perfect for entertaining. A versatile main-floor den can serve as a home office or optional fourth bedroom. Upstairs, you'll find three generously sized bedrooms and three full bathrooms. The luxurious primary suite boasts a spa-inspired 5-piece ensuite. The second bedroom features its own 4-piece ensuite, while the third bedroom enjoys convenient access to the main 4-piece bath. A spacious bonus room and an upper-level laundry add practicality and comfort. This home showcases exceptional finishes, including hand-scraped hardwood, designer tile, custom railings, in-stair lighting, 8' doors with oversized headers, and 9' ceilings on both the main and lower levels. The exterior is equally impressive with upgraded siding, a rear deck, and an insulated 21' x 23' garage. A perfect family-friendly location where kids can easily walk to school and nearby parks.