



**GRASSROOTS**  
REALTY GROUP

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**1782 Baywater Street SW**  
**Airdrie, Alberta**

**MLS # A2276088**



**\$925,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,591 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Landscaped, Lawn, No Neighbours Behind, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, 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>	Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, No Smoking Home, Pantry, Storage, Vaulted Ceiling(s), Vinyl Windows, Wet Bar		
<b>Inclusions:</b>	None		

Welcome to Bayside, where a true village atmosphere defines everyday living and community comes first. Here, neighbours gather, children play freely, and winter ice rinks become a shared tradition for all to enjoy. In the summer enjoy paddle boarding and kayaking in your own back yard. This beautifully maintained, air conditioned home has been thoughtfully cared for and is ready to welcome its next family. With 4 beds, 3.5 baths, and more than 3,500 sq ft of developed living space, this home has space for everyone. The main floor offers an exceptional open-concept layout featuring a stunning kitchen, living area, and breakfast nook designed for both daily living and effortless entertaining. Granite countertops, upgraded stainless steel appliances, an abundance of cabinetry, an oversized island with seating space, and an included wine fridge create a space that is as functional as it is inviting. Soaring ceilings and expansive windows overlooking the canal are perfectly complemented by a gas fireplace, creating a warm and elegant backdrop. This level also includes a formal dining room, a spacious den, a convenient half bath, and a mudroom with walk-through pantry access, ideal for seamless organization. Upstairs, the home continues to impress with an oversized bonus room perfect for movie nights or relaxing gatherings. The large primary retreat, accessed through French doors, features a spa-inspired five-piece ensuite with jetted tub and separate shower, along with a spacious walk-in closet. Two additional generously sized bedrooms and a four-piece bath complete this level. Originally designed with four bedrooms up and main-floor laundry, one upper bedroom has been converted into an exceptional laundry room, with the option to easily revert back to a five-bedroom layout as original hookups remain. The professionally developed lower level offers a

private bedroom for guests or teens, a three-piece bath, ample storage, a wet bar, and a show-stopping recreation room with Dolby 7.1 wiring and built in ceiling speakers. This level has walk-out access to a concrete patio overlooking the canal. An additional poured concrete pad with cedar pergola and hot tub rough-in adds even more outdoor potential. Additional highlights include central air conditioning, refreshed paint throughout the main and upper levels, and evident pride of ownership throughout. Backing onto the canal and facing greenspace, soccer fields, and ball diamonds, the home also benefits from additional parking options and endless family-friendly recreation. Nose Creek Elementary is just steps from the front door, with parks, pathways, shopping, and amenities close at hand. Bayside remains one of Airdrie's most sought-after communities—this is a move-in-ready home offering exceptional lifestyle and value.