



GRASSROOTS
REALTY GROUP

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1809 Baywater Gardens SW
Airdrie, Alberta

MLS # A2276495



\$549,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,667 sq.ft.	Age:	2009 (17 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry		

Inclusions: See above

Welcome to Bayside! This perfect 3-bedroom, 2-storey family home offers a bright, open-concept layout designed for both comfort and entertaining. The main level features a spacious kitchen with plenty of cabinets and counter space, a convenient corner pantry, and a breakfast bar that opens seamlessly to the large dining area and inviting living room — the ideal setup for gatherings with family and friends. A main-floor laundry room and 2-piece powder room add everyday convenience. Upstairs, you’ll find a generous primary suite complete with a 4-piece ensuite and walk-in closet, along with two great-sized bedrooms, a full 4-piece main bath, and a bonus room perfect for a play area or cozy movie nights. The unfinished basement offers a ton of potential for future development with a bathroom rough-in already in place. Step outside to your sunny south-facing backyard featuring a deck with gazebo and a brand-new double detached garage. Recent UPGRADES include NEW A/C and kitchen APPLIANCES. Walking distance to SCHOOL, PARKS and close to all AMENITIES. Don’t miss your chance to call this beautiful Bayside property home — contact your favorite REALTOR® today!