



**1678 Baywater Street SW
Airdrie, Alberta**

MLS # A2279646



\$834,900

Division: Bayside

Type: Residential/House

Style: 2 Storey

Size: 2,611 sq.ft. **Age:** 2009 (17 yrs old)

Beds: 5 **Baths:** 3 full / 1 half

Garage: Double Garage Attached

Lot Size: 0.13 Acre

Lot Feat: Creek/River/Stream/Pond, Landscaped, See Remarks

Heating: Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, High Ceilings, No Smoking Home

Inclusions: 2 exterior cameras, A/C top floor, alarm, projector & screen, shed, vacuum system & attachments

Location, Location, backing into the Canal & pathway. This original owner home offers numerous upgrades & features which include: 9' ceilings, over 3600 sq ft of developed living space, total of 5 bedrooms & 3.5 bathrooms, walkout lower level, upgraded stainless steel appliances, newer composite deck, hardwood, granite in kitchen, wrought iron railings, 2 furnaces, upper furnace has air conditioning, R.I. for speakers on main & upper ensuite, also 2 speakers on deck, all upper bedrooms have walk in closets, gas line on deck, lower patio area from walkout, hot water tap outside, manual underground sprinklers in front yard & so much more. The main floor features a 2pc bath, den, laundry area with sink, spacious great room with gas fireplace & a large kitchen that offers a pantry, island with eating bar & a nook that has access to the over sized deck that over looks the canal. The upper floor features a 4pc bath, bonus room & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower walk out features 2 bedrooms, 3pc bath & a family room that has access to the patio/yard. This home shows pride of ownership & is located on a quiet street close to schools, shopping, green spaces & all other amenities. Click on link to view 3D walk through.