



GRASSROOTS
REALTY GROUP

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**1674 Baywater Street SW
Airdrie, Alberta**

MLS # A2279682



\$844,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 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:	See Remarks		

Inclusions: Alarm, paddle boat,

Location, Location, backing into the Canal & pathway. This original owner home offers numerous upgrades & features which include: 9' ceilings, vaulted bonus room, over 3300 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, gas line on deck, lower patio area from walkout, manual underground sprinklers in front yard & so much more. The main floor features a 2pc bath, flex room, laundry area, 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, vaulted bonus room & 4 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower walk out features a bedroom, den, 4pc 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.