



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1722 Baywater View SW
Airdrie, Alberta

MLS # A2289215



\$730,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,059 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Level		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Veneer, Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, High Ceilings, Kitchen Island, Pantry, Wet Bar

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: TV Wall Mounts, Storage Shed

This Stunning Executive Style Home has over \$50,000 of Recent Updates that elevate the Decor and Functionality making it Unique and Gorgeous. This Home exudes PRIDE OF OWNERSHIP as it is so well cared for. When you arrive, you are welcomed into the spacious foyer with a large seating bench and the Hardwood Flooring that leads to the Spectacular Living Room that features a Custom Built Wall Unit that surrounds a beautiful Fireplace with Stone Wall. The Wall Unit has amazing Shelves for you to showcase your items and books plus extra cabinetry for storage. The Dream Kitchen has Ivory Coloured Cabinetry with Undermount Lighting, Lots of Pot and Pan Drawers, Upgraded Appliances, Upgraded Lighting, Granite Countertops and an Upgraded Island. The Pantry walks through to the Mudroom that has additional storage and lots of hooks for backpacks and coats. The Dining area can host a larger table and opens to the Large Deck. The Staircase with upgraded metal railing leads to the Bonus Room and Upper Laundry Room. The Primary Bedroom can host a King Suite and has a Ensuite with Dual Vanities, Soaker Tub and Shower Stall. There is New Carpets on the Upper Level. The Lower Level has been Renovated with a Fantastic Wall Unit in the Recreation Room with tons of Cabinetry for Storage, a Beautiful Electric Fireplace, and an incredible Wet Bar with Wine Fridge, Undermount Lighting, Desk area, and more storage. The 4th Bedroom has a Custom Built in Closet and Modern 3 pc Bathroom with Shower Stall complete the Lower Level. This Home also has a Water Softener, Freezer, and Upgraded Window Coverings. The rear of the home has a Large Yard for the kids to play and an oversized deck perfect for you to enjoy all summer long. Located close to Nose Creek Elementary School, pathways and easy access to transportation and

amenities. This Stunning Home is ready for your family to make it yours. Ensure to watch the video tour on Realtor.ca or MLS Listing