



**1667 Baywater Street SW  
Airdrie, Alberta**

**MLS # A2294432**



**\$515,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,309 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Heated Garage, Insulated		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Level, Paved		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<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-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, No Smoking Home, Pantry, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

**\*\*Open House Sat Mar 21 & Sun Mar 22, 1 to 3pm\*\*** Welcome to this perfect starter home in Airdrie, AB. An affordable single-family home offering exceptional value. Featuring an **OVERSIZED DOUBLE GARAGE**, this move-in ready property checks all the boxes for first-time home buyers and young families alike. As you enter, you'll be welcomed into a bright and inviting main living area complete with an electric fireplace and custom mantle, ideal for cozy Alberta winters. The kitchen offers plenty of cabinet storage, a large pantry, and a dining area big enough for a family-sized table, making it perfect for everyday living and entertaining. Upstairs, you'll find the 2nd and 3rd bedrooms, both featuring beautiful hardwood flooring. The generously sized master bedroom easily accommodates a king bed and boasts **LOTS OF WINDOWS** for natural light. Step out onto your **SECOND LEVEL BALCONY** directly off the master bedroom for your morning coffee. The primary suite is rounded out with a **4-PIECE EN-SUITE** and walk-in closet. The fully fenced backyard features a wood deck connecting the home to the garage, with plenty of green space for kids and pets. And don't forget the 23'x23' insulated double garage, roughed in for a gas heater and featuring an **8-FOOT DOOR**, perfect for trucks, or a workshop setup. Book your private showing today.