



**1674 Baywater Street SW
Airdrie, Alberta**

MLS # A2295707



\$809,500

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,418 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, vacuum tank, (hose & beater bar to say as is condition)

Location, Location, welcome to this beautifully maintained, original-owner home nestled on a quiet street in the desirable community of Bayside. Backing directly onto the scenic canal and pathway system, this property offers over 3,300 sq. ft. of developed living space, combining comfort, functionality, and exceptional outdoor living. This impressive home features 5 bedrooms and 3.5 bathrooms, along with numerous upgrades throughout, including 9' ceilings, a vaulted bonus room, hardwood flooring, granite countertops, wrought iron railings, and upgraded stainless steel appliances. Additional highlights include two furnaces (with air conditioning on the upper level), rough-in for speakers on the main floor and in the ensuite, and an 11' ceiling in the garage with extensive shelving for added storage. The main floor offers a thoughtful layout with a spacious great room featuring a cozy gas fireplace, a versatile flex room, convenient laundry area, and a stylish kitchen complete with a pantry, large island with eating bar, and a bright nook that opens onto the newer composite deck—perfect for enjoying picturesque canal views. A gas line is already in place for your BBQ. Upstairs, you'll find a vaulted bonus room, four generously sized bedrooms, and a full 4-piece bathroom. The primary retreat includes a walk-in closet and a private ensuite, providing a perfect space to unwind. The fully developed walkout lower level expands your living space with a family room, additional bedroom, den, and a 4-piece bathroom, with direct access to the lower patio and backyard. The exterior is equally impressive, featuring manual underground sprinklers in the front yard and multiple outdoor living spaces designed to take full advantage of the tranquil waterfront setting. Ideally located close to schools, shopping, parks, and all amenities, this home truly

reflects pride of ownership and offers an exceptional lifestyle in one of Bayside's most desirable locations. Click on link to view 3D walk through.