



**1849 Baywater Gardens SW
Airdrie, Alberta**

MLS # A2136139



\$664,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 sq.ft.	Age:	2014 (10 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Detached, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Corner Lot, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan		

Inclusions: N/A

Charming Family Home Perfect for Indoor-Outdoor Living This beautiful family home seamlessly blends indoor and outdoor living, making it a dream come true. The welcoming front veranda wraps around the north and west sides of the house, providing ample space to relax and enjoy the surroundings. The home features air conditioning and has recently had all new light fixtures installed. Inside, the house boasts an open main floor concept with 3 bedrooms, 3.5 bathrooms, and a den with plenty of storage. Two of the bedrooms feature walk-in closets. The kitchen includes a large island for countertop seating, stainless steel appliances, and a brand new dishwasher. The main floor is bathed in natural light, enhanced by wood blinds for privacy, and features a cozy gas fireplace. Upstairs, you’ll find three spacious bedrooms, two bathrooms, and a generously sized laundry room. Most upstairs windows are fitted with honeycombed blackout blinds to ensure restful sleep. The south-facing backyard is beautifully landscaped, featuring a huge deck, privacy screens, a gazebo, a shed, and a stamped concrete parking pad. The double-car garage is fully finished and heated with gas, offering comfort and convenience. The completely finished basement includes HEATED FLOORS, built-in storage, banquet seating, a bar with a beverage center, and a large bathroom with a stunning tub. The home is also equipped with air conditioning for year-round comfort. Easy access to the QE2. Close to schools and shopping and the future new recreation complex. This move-in ready home is perfect for families looking for both comfort and style. Contact your realtor for a showing today!