



**1762 Baywater Street SW
Airdrie, Alberta**

MLS # A2142415



\$799,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Bayside | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,427 sq.ft. | Age: | 2009 (15 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Double Garage Attached, Garage Door Opener, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Backs on to Park/Green Space, Landscaped, Private, Views, Waterfront | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Hardwood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Stone, Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar | | |
| Inclusions: | Storage Shed | | |

Imagine a home where luxury meets tranquility, where every morning welcomes you with radiant sunbeams and every evening bids goodbye with scenic water views. Welcome to your rare find in the heart of Bayside… An immaculate, fully finished walkout bungalow, backing onto the canal and facing a lush green space. A home that's not just a place to live, but a sanctuary. Step inside over 2700 square feet of elegance, where soaring ceilings grace the main level, complemented by a wall of windows that flood your living space with natural light and frame the breathtaking water views. The heart of this home, a chef's kitchen, boasts an open plan, plenty of cupboard and counter space, and a massive island - perfect for gathering around stories and good food. Unwind by the warmth of your gas fireplace or step out onto your upper deck, capturing the essence of the canal's peaceful flow. This is serenity, redefined. Indulge in the privacy of your luxurious master suite, complete with a full 5-piece en-suite and a generous walk-in closet, a personal retreat designed for comfort and elegance. The second bedroom seamlessly transforms into a main floor den, library, or office, adapting to your every need with grace and versatility. With a double attached heated garage, this home extends its warm embrace to your cherished vehicles. Descend to the walkout basement, revealing two more generous bedrooms, an awesome rec room with a wet bar - the ideal space for entertainment and relaxation. Step outside to your covered patio, leading to a professionally landscaped yard with a concrete pad, storage shed, and an irrigation system, ensuring every inch of your outdoor space is as immaculate as the interior. Located in an unrivaled spot, steps away from a majestic walking bridge, ensuring a mature landscape in an extremely quiet locale. With walking

distance to schools, parks, paths, and amenities, your new home promises a life where balance is not a concept, but a daily reality. Don't just dream of a perfect home - live it. In this competitive market, this opportunity is as rare as it is captivating. Act now and secure your piece of paradise. Inquire today and take the first step towards a life well-lived. Your dream home awaits.