



**167 Baywater Rise SW
Airdrie, Alberta**

MLS # A2157301



\$585,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,295 sq.ft.	Age:	2014 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating: Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Laminate

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Finished, Full

LLD: -

Exterior: Stone, Vinyl Siding, Wood Frame

Zoning: R1-L

Foundation: Poured Concrete

Utilities: -

Features: Granite Counters, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)

Inclusions: N/A

Are you dreaming of starting the next chapter with your family in a beautiful, yet affordably priced detached home, just steps away from a great school, in one of Airdrie's best communities? This charming Bayside home shows great pride of ownership and is ready for you to create memories of your own! As you walk through the front door on a scorching summer day, you'll instantly be smacked in the face with relief -- thanks to the central air that makes your new home an oasis of cool! Or on a chilly, grey day, crank up the fireplace, grab your softest blanket and settle into that totally cozy pumpkin spice vibe. It's a very efficiently laid open floor plan on the main level - you can converse pleasantly with your family members without having to holler through rooms to get someone's attention. The modern kitchen has dark granite countertops and stainless steel appliances which will be a breeze to clean up after big family dinners. The large south-facing windows offer plenty of natural light to the home. There are three bedrooms upstairs, including the primary which also has a generous walk-in closet for your ever-expanding wardrobe and a 3-piece ensuite just for you. The finished basement has a fourth bedroom, a full bath, and a large family room to give you all the space you need to accommodate guests, your growing family, a home office, or even a dedicated space for music, crafts or whatever it is that lights you up. And while you're down there, if you're thinking it smells amazing, that would be the brand new carpets and freshly painted walls you're taking in. The backyard is fully fenced for your privacy and includes a stone patio, firepit and covered deck. Imagine all the great dinners you and your loved ones can share on that deck throughout the summer, or the laughter and sharing of great stories - and maybe even a marshmallow or two - around the fire!

Nose Creek Elementary School is a great school, just at the end of the block - your kids will be able to walk to school with confidence and ease, even in the winter! Think of all the lovely dog walks or bike rides with the whole family along the beautiful paths on the canals, just moments away. Bayside is a wonderful community full of awesome neighbors and great people. But don't take my word for it - book a showing today and see for yourself!