



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1761 Baywater Drive SW**  
**Airdrie, Alberta**

**MLS # A2161513**



**\$729,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,155 sq.ft.	<b>Age:</b>	2014 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Wallmounts in bonus room an dmain floor, Bed in the master bedroom, Treadmill in the basement

Welcome to your dream family home! Nestled in the highly sought-after Bayside community of Airdrie, this property is perfect for those seeking both comfort and convenience. Bayside boasts a stunning pathway system that winds around scenic canals, providing the perfect backdrop for family walks and outdoor activities. Just a short stroll away, you'll find Nose Creek Elementary, making school drop-offs a breeze and ensuring your little ones are always close to home. As you approach this well-maintained property, the pride of ownership is immediately apparent. Step inside this air-conditioned haven to discover beautiful hardwood floors and freshly painted walls, with every detail thoughtfully considered. The open living room, with its 9-foot ceilings and large windows, is bathed in natural light, creating a warm and inviting atmosphere. The executive kitchen is a chef's delight, featuring an expansive central granite island, sleek stainless steel appliances, and rich cabinetry. The walk-through pantry is a practical addition, ideal for storing your groceries and keeping everything organized. The spacious dining room, perfect for hosting holiday dinners, opens directly onto the South-facing backyard. Step outside onto the deck, where a charming pergola provides the perfect setting for summer entertaining. Upstairs, the primary bedroom is a serene retreat located at the rear of the home, ensuring a quiet and restful environment. The ensuite bathroom offers a luxurious corner soaker tub, a stand-up shower, and a large vanity. The walk-in closet, conveniently accessed from the ensuite, adds to the practicality of this space, making those early mornings just a bit easier. Three additional bedrooms on this level are perfect for a growing family, each offering ample space and comfort. The bonus room is an ideal spot for cozy movie nights, while the convenient upper-level laundry room

simplifies household chores.The basement, though unfinished, features large, bright windows, offering endless potential for customization to suit your family’s needs.This is not just a house; it's a place where memories are made. Welcome home! Please call to book a private showing