



**GRASSROOTS**  
REALTY GROUP

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**83 Baywater Rise SW**  
**Airdrie, Alberta**

**MLS # A2211646**



**\$809,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,010 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC-33-A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	Hot Tub, Trampoline.		

NO EXPENSE SPARED with this EXECUTIVE BEAUTY backing West onto WATER! Rare find with this phenomenal 2 story WALK OUT boasting one of the nicest yards with WATER VIEWS Airdrie has to offer! This FAMILY HOME includes 4 BEDROOMS + Maintenance Free Yard + 3 Full Baths and UPGRADES GALORE! Loads of natural light throughout this home with the entire back wall of the house loaded with windows, 9' ceilings on the main & walkout level. Designer colours, upgraded fixtures, window treatments, central air conditioning, PRIVATE PUTTING GREEN & more! Convenient home office on the main level (or 4th bedroom) to ensure you have a bigger/brighter working space. Gorgeous Kitchen with custom RICH cabinets, stainless appliances, granite counters, upgraded light fixtures & high-end millwork. A large Island, ample cupboard & counter space and large dining area sets this home apart from the rest! Beautiful fireplace is the focal point of your living room and an OPEN PLAN perfect for entertaining. The West facing balcony lends plenty of room for a full patio set & a gas line to your BBQ! Walkout stamped concrete patio, HOT TUB with built in shutter system for added privacy, maintenance free yard with another great lower deck space & fire pit area (or fits an outdoor pool nicely)! PADDLE away down the canal and enjoy the open treed space/gorgeous bridge on the one side of your paradise! Central vac system, water softener, tankless hot water, brand new paint & carpet, this home is LOADED UP! The upper level includes a HUGE BRIGHT BONUS ROOM, Retreat to your PRIMARY BEDROOM at the back of the house to CAPTURE THE BREATHTAKING VIEWS, SPA-LIKE full en suite and walk-in closet. UPPER LEVEL LAUNDRY, two more generous bedrooms & another full bathroom complete the upper nicely. Walkout level is

host to again 9&rsquo; ceilings, with a HOME GYM/REC SPACE & awaiting your creative touches to finish off this beautiful home. Over-sized Double Attached HEATED GARAGE & professional landscaping just add to this incredible pkg. Too many upgrades to list, you just HAVE TO SEE IT! Walking distance to parks, paths, amenities, schools & easy access out of town for the commuter. A TRUE EXECUTIVE EXPERIENCE on the WATER! Proud Owners are offering a TURN KEY home and my bet is it will sell to the first lucky buyers to come view it. Book your private showing fast!