

**56 Baywater Court SW**  
**Airdrie, Alberta**

**MLS # A2286050**



**\$615,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,425 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Faces Front		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Garden, Lawn, Level, Low Maintenance Landscape, R		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** None

Step into sophisticated living with this lovely 2,425-square-foot residence nestled in the heart of Bayside. This thoughtfully designed two-storey sanctuary welcomes you with an airy main level defined by contemporary vinyl plank flooring and expansive windows that invite a wealth of sunshine into the central living area. At the core of the home lies a chef's kitchen, boasting a substantial breakfast island crowned with premium quartz surfaces. The elegant tile backsplash, walk-in corner pantry, and cozy morning nook create a seamless flow for both daily meals and festive gatherings. Just steps away, the formal dining room provides a generous setting for hosting memorable dinner parties. Functionality meets style on the primary floor, which also hosts a secluded home office perfect for remote work, a large laundry suite, and a discreet 2-piece powder room for visitors. Ascend to the second level to discover a versatile bonus room enhanced by Built-in shelving—the ultimate destination for movie nights or a quiet library. The primary suite serves as a true getaway, featuring a voluminous walk-in wardrobe and a lavish five-piece bathroom. This spa-inspired retreat is outfitted with dual sinks, a dedicated vanity station for morning routines, a glass-enclosed shower, and a deep jacuzzi tub for total relaxation. Two additional well-proportioned bedrooms and a full four-piece bath ensure ample space for family or guests. The massive lower level remains a blank canvas for your imagination, offering the rare opportunity to significantly increase your total living area. Whether you envision a large family room and additional bedrooms for extended family, or a vibrant playroom, this space is ready for your personal touch. Transition outdoors through the breakfast area to a protected rear deck, overlooking a fully fenced yard designed with low-maintenance landscaping

for effortless enjoyment. Parking is a breeze thanks to the double attached garage and a spacious driveway that accommodates two extra vehicles. This lovely property is highlighted by soaring nine-foot ceilings and grand eight-foot interior doors that amplify the sense of scale. Situated moments from top-tier schools, local eateries, and premier shopping destinations, this property also ensures a stress-free commute with rapid access to major thoroughfares like QEII and Yankee Valley Boulevard. This modern masterpiece combines luxury and convenience in one of the community's most desirable pockets. Do not miss the chance to experience this remarkable home in person &ndash; book your Showing today!