587-899-3773
justin@realtyaces.ca

2765 Baywater Landing SW Airdrie, Alberta

MLS # A2306400

$795,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,313 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Insulated, Rear D		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard, Level, Rectangular Lot, Street Lighting		

Heating:	High Efficiency, ENERGY STAR Qualified Equipment, Forced Air, Heat Pump, Humidity Control, Natural Gas, Solar	**Water:**	Public
Floors:	Carpet, Laminate, Vinyl Plank	**Sewer:**	Public Sewer
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Composite Siding, Silent Floor Joists, Stone, Vinyl Siding	**Zoning:**	R1-L
Foundation:	Other, Poured Concrete	**Utilities:**	Electricity Connected, Fiber Optics at Lot Line, Garbag
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: NIL

Airdrie's Bayside Estates, now for sale! This 2313 ft2 two story home is loaded with energy efficiency essentials, and rear attached garage. Blower Door Tested at just 0.74 Air Changes/Hour! 2" Rigid foam insulation from footing to the floor above on the foundation wall, 2x6" basement walls with R-22 batt insulation. Spray foam insulation under the concrete basement floor, and 2.0lb in between all joist ends. All walls above grade are Double 2x4" walls, almost 9" thick of insulation! Attic insulation is R-60, with high heel trusses, to get that insulating value right out over the walls. Low flow plumbing ensure the least amount of water use possible. 200Amp panel with EV rough-in. 9.48KW, 24 Solar Panels generating power to the grid, and lessening the amount of power required from the grid. Gas Furnace w/ Amana Smart Thermostat, attached to separate heat pump, and Heat Recovery ventilator. Great location, great home, & very low energy use.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of Manor Real Estate Ltd.. Information is believed to be reliable but not guaranteed.