

**1717 Baywater Road SW**  
**Airdrie, Alberta**

**MLS # A2317452**



**\$529,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped, Level, Rectangular Lot		

**Heating:** Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Vinyl Siding, Wood Frame

**Zoning:** R1-L

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Bathroom Rough-in, Granite Counters, High Ceilings, Kitchen Island, Recessed Lighting, Vinyl Windows

**Inclusions:** TV Wall Mounts, Security System Hardware, Alarm Hardware Panel (as is)

Welcome to this beautifully maintained and thoughtfully designed 2-storey home, offering over 1,950 sqft of developed living space in one of Airdrie's most sought-after canal communities. Perfectly positioned on a quiet street, just around the corner from Nose Creek Elementary and the iconic Bayside canal and pathway system, this is a location that truly defines lifestyle. Step inside to discover 9' ft ceilings and a bright, open-concept main floor that immediately feels like home. The inviting living room is anchored by a floating fireplace with a stylish shiplap feature wall and flanked by transom windows, creating a warm and welcoming focal point. The space flows seamlessly into the contemporary kitchen, complete with white cabinetry, granite countertops, updated stainless steel appliances, and a large central island—perfect for gathering with family and friends. The adjacent dining area overlooks the sunny south-facing backyard, filling the space with natural light. At the rear of the home, a well-designed mudroom offers a practical transition space from the oversized double detached garage, keeping everyday life organized and out of sight. A tucked-away powder room adds convenience without compromising the flow of the main living area. A bright and open stairwell with two oversized windows allows light to pour through both levels. On the 2nd level, the king-sized primary retreat features a walk-in closet and a private ensuite with a glass, walk-in shower. Two additional generously sized bedrooms and a full 4-piece bath complete the upper level, all finished in a timeless, neutral palette. The fully finished basement has been thoughtfully designed as the ultimate home theatre and gathering space—perfect for cozy nights in. Wired for sound with a big screen feature wall, it's easy to picture family movie nights.

here—pop some corn, grab a drink and enjoy the show. The space is both functional and full of personality, featuring impressive industrial-style custom built-ins, including a toy bench, open shelving, and a full wall-length floating desk that creates a unique work or creative zone. Large egress windows keep the space bright, and the bathroom is wired and plumbed, ready for the final finishes. Laundry and mechanical are smartly tucked away behind a stylish barn door, completing this versatile and inviting lower level. Outside, the south-facing backyard is ready to enjoy with concrete pathways and ample space for outdoor living. An extra-wide side yard offers flexibility for storage or future development, while the spacious detached garage and rear lane access provide excellent functionality. Living in Bayside means embracing a truly unique, family-oriented community—where summer days are spent along the canals and pathways, and winters bring pond hockey and outdoor fun right outside your door. This is more than a home—it's the lifestyle you've been looking for in Airdrie. Book your private showing today!