

**133 Baywater Way SW**  
**Airdrie, Alberta**

**MLS # A2322208**



**\$635,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,131 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<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	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** tv wall bracket in bonus room.

Welcome to this beautifully appointed family home in the highly sought-after community of Bayside Airdrie. Offering over 2,100 sq. ft. of thoughtfully designed living space, this exceptional property features 3 bedrooms and 2.5 bathrooms. The main floor showcases a bright, open-concept layout with 9-foot ceilings, wide-plank laminate flooring, and a spacious foyer complete with a built-in workstation. The inviting living room is highlighted by an upgraded gas fireplace, creating the perfect space for relaxation and entertaining. The gourmet kitchen is sure to impress, featuring a large central island, quartz countertops, stainless steel appliances, and a convenient walk-through pantry. Adjacent to the kitchen, the dining area provides access to an expansive deck with a pergola and gas hookup—ideal for outdoor dining and summer barbecues with SOUTH FACING EXPOSURE. Upstairs, you'll find a generous bonus room, large laundry room, and an impressive primary suite complete with a walk-in closet and a luxurious 5-piece ensuite. Two additional bedrooms and a full bathroom providing ample space for family and guests. The unfinished basement offers excellent potential for future development, with rough-in plumbing already in place and plenty of room to bring your vision to life. Ideally located near the scenic canals, schools, parks, walking pathways, and a wide range of amenities, this outstanding home combines comfort, style, and convenience in one of Bayside's most desirable neighbourhoods. Call today for a private viewing!