

**40 Baywater Court SW**  
**Airdrie, Alberta**

**MLS # A2323394**



**\$725,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,492 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, City Lot, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

**Inclusions:** N/A

Corner Lot | Approx 2500 SQFT | Mainfloor Bedroom | Custom Woodwork | 2 Ensuites | Brand new paint. Stunning 2,500 sq. ft. Fully Upgraded Two-Storey in Bayside. Discover this beautifully designed two-storey home in the sought-after Baywater community, ideally located on a spacious corner lot with a rear paved lane&mdash;just steps from Nose Creek Elementary School, parks, and the scenic Canal pathway. This custom-built layout offers a bright family room with a cozy fireplace and built-in cabinetry, a chef&rsquo;s kitchen with ceiling-height cabinetry and a walk-through pantry, and a formal dining room&mdash;perfect for entertaining. A versatile main-floor den can serve as a home office or optional fourth bedroom. Upstairs, you&rsquo;ll find three generously sized bedrooms and three full bathrooms. The luxurious primary suite boasts a spa-inspired 5-piece ensuite. The second bedroom features its own 4-piece ensuite, while the third bedroom enjoys convenient access to the main 4-piece bath. A spacious bonus room and an upper-level laundry add practicality and comfort. This home showcases exceptional finishes, including hand-scraped hardwood, designer tile, custom railings, in-stair lighting, 8' doors with oversized headers, and 9' ceilings on both the main and lower levels. The exterior is equally impressive with upgraded siding, a rear deck, and an insulated 21' x 23' garage. A perfect family-friendly location where kids can easily walk to school and nearby parks. Home has a new AC unit, New hot water tank (2024), new kitchen gas cooktop will be installed prior to sale