

1870 Baywater Street SW
Airdrie, Alberta

MLS # A2336076



\$779,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,481 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Level, No Back Lane, Treed		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: 2nd fridge, 2nd gas stove, 2nd dishwasher, 2nd washer and dryer, 2nd microwave hood fan, hot tub, gazebo, shed, attached shelves in living room, Murphy bed and built in bench in basement

Welcome to Bayside — one of Airdrie's most distinctive communities, where an extensive network of canals, pathways, parks, and greenspaces creates a wonderful setting for everyday family living. This spacious 2-storey home offers approximately 2,480 sq. ft. above grade plus an additional 1,008 sq. ft. legal suite in the basement, providing nearly 3,500 sq. ft. of developed living space and an incredibly versatile layout. Step inside to a bright and impressive front living room featuring soaring ceilings, oversized windows, and an open staircase that fills the space with natural light. The main floor continues into a generous kitchen and dining area designed for gathering — extensive cabinetry, granite countertops, stainless steel appliances, a pantry, centre island with seating, and plenty of workspace. Just beyond, the comfortable family room is anchored by a gas fireplace, with large windows and direct access to the back deck making it easy to enjoy both indoor and outdoor living. A separate main floor office provides an ideal space for working from home, and a convenient laundry area and powder room complete the level. Upstairs offers the rare advantage of four bedrooms on one level — an excellent fit for a growing family. The spacious primary bedroom features a private 5-piece ensuite with dual sinks, a soaker tub, and separate shower, while three additional bedrooms share a 4-piece bathroom. The fully developed lower level adds tremendous flexibility with a one-bedroom legal suite featuring its own full kitchen, rec/living area, bathroom, bedroom, and separate laundry — plus a built-in Murphy bed and built-in bench storage. Whether used for extended family, guests, or as a mortgage helper, this thoughtfully designed space is a valuable addition to the home. Outside, enjoy a large raised deck with plenty of room for outdoor dining and

entertaining, overlooking the fully fenced backyard with mature trees and a large hot tub. An attached double garage completes the property. Location is a standout here — this home is just steps from Nose Creek Elementary School and a 10-minute walk to WH Croxford High School, making the daily school run a breeze for families. Bayside is known for its interconnected waterways, pathways, linear parks, and neighbourhood greenspaces, with schools and everyday amenities conveniently located throughout West Airdrie. Airdrie also offers excellent access to Calgary — just 6 km north of the city limits, with convenient connections to QEII Highway and Stoney Trail. Approximately 15 minutes to Calgary International Airport and 30 minutes to downtown Calgary, this is a great option for those who want more space while remaining connected to the city.