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1846 Baywater Street SW Airdrie, Alberta

MLS # A2337079

$825,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,369 sq.ft.	**Age:**	2011 (15 yrs old)
Beds:	6	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbou		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Ceiling Fan(s), Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Shed. Second washer, dryer, electric stove, fridge and hood fan in the basement suite.

Bayside canal living brings a peaceful backdrop to this expansive 6 bedroom home (including 4 bedrooms up!), where over 3,300 sq ft of developed space, a finished walkout 2 bedroom basement illegal suite and direct pathway access shape an exceptional everyday lifestyle. Move-in ready and beautifully presented, the open main floor pairs a neutral colour palette with warm hardwood flooring and abundant natural light. Gather around the focal fireplace in the inviting living room while oversized windows frame the outdoors and keep the space bright throughout the day. Anchoring the heart of the home, a striking kitchen makes cooking and entertaining effortless with granite countertops, a massive centre island, full-height cabinetry, stainless steel appliances and a walk-through pantry that simplifies unloading groceries. Surrounded by windows, the adjoining dining area captures canal views and connects to the upper deck for an easy transition from indoor meals to summer evenings outside. Tucked away from the main gathering spaces, a versatile den gives work, study, hobbies or fitness their own dedicated place, while a powder room completes this level. Upstairs, a huge vaulted bonus room becomes a natural destination for movie nights, games and relaxed family time, enhanced by multiple oversized windows. Retreat to the spacious primary bedroom with its large walk-in closet and luxurious ensuite appointed with dual vanities, a jetted soaker tub and separate oversized shower. Three additional bedrooms, a stylish 4-piece bathroom and convenient upper laundry round out a layout designed with busy households in mind. Downstairs, the finished walkout expands the home’s flexibility with a 2 bedroom illegal suite, separate entrance and separate laundry. Luxury vinyl plank flooring carries through the open living area, where a comfortable family

room flows into an eat-in kitchen finished with stainless steel appliances, full-height cabinetry and an updated backsplash. A 4-piece bathroom serves the 2 lower bedrooms to complete this self-contained level. AS A BONUS - the clean and tidy basement tenant would like to stay long term if the buyer desires! Outside, canal views take centre stage from the upper deck, while the covered lower patio extends outdoor living into the backyard with established gardens, grassy play space and a shed for seasonal storage. An insulated and drywalled double attached garage adds everyday practicality. Best of all, the property is just steps from Nose Creek Elementary, playgrounds and the property backs directly onto the canal-side pathway, inviting morning walks, evening bike rides and unhurried time by the water while keeping schools, parks and everyday amenities within easy reach.

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