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2 Baywater Cape
Airdrie, Alberta

MLS # A2338217



$629,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,158 sq.ft.	**Age:**	2012 (14 yrs old)
Beds:	4	**Baths:**	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscap		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Chandelier, Double Vanity, Granite Counters, Pantry		

Inclusions: N/A

PRICE REDUCTION!! Welcome to Bayside! This beautifully maintained, fully developed two-storey home with a double attached garage is ideally located on a corner lot in a quiet cul-de-sac, just steps from the water and the extensive paved pathway system. The main floor features 9-foot knockdown ceilings, gleaming hardwood flooring, a striking wainscoting feature wall, and a custom sliding barn door leading to a private home office. The spacious kitchen offers a walk-in pantry and upgraded stainless steel appliances, including a brand-new refrigerator and dishwasher. The adjoining dining area and inviting family room with fireplace provide a comfortable setting for everyday living and entertaining. A convenient 2-piece bathroom completes the main level. Upstairs, you’ll find three bedrooms, including TWO PRIMARY SUITES, each with its own ensuite bathroom. A third full bathroom, a den area (which can be used as another bedroom) and convenient laundry room complete the upper level. Newer carpet has been installed throughout the second floor. The primary ensuite features both a soaker tub and separate shower, with approximately $10,000 in updates completed within the past three years. The washer and dryer are also three years old. The professionally finished lower level adds even more living space and includes a games/entertainment room, fifth bathroom, additional bedroom and a generous storage room with built-in shelving. Enjoy the fully fenced, beautifully landscaped SOUTH-FACING backyard, complete with a shed and two-tier deck—ideal for BBQs, entertaining, or relaxing outdoors. A rear gate provides direct access to the paved Bayside Canal pathway system, with the water just seconds away. Enjoy paddle boarding, canoeing, fishing, and winter skating right outside your door. The location is exceptional, with Nose Creek School

(K-4), playgrounds, soccer fields, and baseball fields all within an easy one-minute walk. Shopping, restaurants, medical and dental services, banking, and other everyday amenities are also conveniently within walking distance. A rare opportunity to own a spacious, fully developed home in one of Bayside’s most desirable waterfront settings. Don’t miss your chance to make this exceptional property your new home!

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