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GRASSROOTS REALTY GROUP

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40 Baywater Court SW
Airdrie, Alberta

MLS # A2350816



$714,988

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

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

Inclusions: NA

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—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’s kitchen with ceiling-height cabinetry and a walk-through pantry, and a formal dining room—perfect for entertaining. A versatile main-floor den can serve as a home office or optional fourth bedroom. Upstairs, you’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

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