



**GRASSROOTS**  
REALTY GROUP

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**30 Baywater Cape SW**  
**Airdrie, Alberta**

**MLS # A2218370**



**\$695,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,186 sq.ft.	<b>Age:</b>	2009 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, R		

<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, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

**Inclusions:** N/A

Don't miss your chance to own this stunning corner-lot home in Bayside, tucked away on a cul-de-sac, offering fantastic curb appeal and a welcoming front porch. Extra windows flood the space with natural light, creating a bright and inviting atmosphere that makes this house feel like a home from the moment you walk in. As you step inside, you'll immediately notice the thoughtful layout, starting with a main-floor den, ideal for a home office or a cozy sitting area. The open-concept living area flows effortlessly, with hardwood and tile flooring throughout, a cozy living room complete with a gas fireplace, and a spacious dining area that's perfect for both everyday meals and hosting friends. The recently updated kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, and ample space to prepare meals and entertain. A 2-piece bathroom rounds out the main floor, offering convenience and style. Upstairs, the home continues to impress. A beautiful staircase leads to the second level, where you'll find a bright and sunny bonus room—perfect for a media room, playroom, or an additional lounging area. The spacious primary suite is an inviting retreat, complete with a walk-in closet and a private en suite that's perfect for unwinding after a long day. Two additional bedrooms, a full bathroom, and a separate laundry area provide plenty of space for the whole family. The undeveloped basement presents endless possibilities, whether you dream of a home gym, a recreation room, or an additional living area to suit your needs. With brand-new carpets, fresh paint throughout, air conditioning, and custom blinds, this home is truly move-in ready. The fully landscaped backyard is perfect for enjoying sunny days, offering a large deck for entertaining and a shed for extra storage. The attached double

garage adds even more convenience. This home is ideally located just steps from the canals and walking paths, and the convenience of local schools is unbeatable. The elementary school is just a short walk away, while the middle school bus stop is conveniently across the street, and the high school is just down the road. With everything so close, you can spend less time commuting and more time enjoying the best of Bayside living. Bayside is one of Airdrie's most desirable communities, known for its peaceful ambiance and close-knit atmosphere. With scenic canals, picturesque walking paths, parks, and playgrounds, plus easy access to shopping, dining, and amenities, it's a place where you can truly feel at home. Whether you're looking for a quiet retreat or a vibrant community to make your own, Bayside offers the perfect setting to live your best life.