



**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**103 Baywater Rise SW**  
**Airdrie, Alberta**

**MLS # A2221150**



**\$865,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,137 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Low Maintenance Landscape, No		

<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, Walk-Out To Grade	<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>	Bar, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		

**Inclusions:** Murphy Bed in Bonus & 2nd Bedroom, Cabinets & Shelves in Storage/Furnace Room, All Garage Shelves, Electric Fireplace in Rec Room, TV in Rec Room, Attached Racks in Bar Area, Dock.

Here it is&hellip; The RARE chance to live the ultimate CANAL-FRONT lifestyle in the heart of Bayside&rsquo;s prestigious Pier 11. This stunning Genesis built FULLY FINISHED WALKOUT with a DOUBLE ATTACHED GARAGE offers an exceptional layout, designed for modern family living and seamless indoor-outdoor connection! From the moment you step inside, you&rsquo;re greeted with sun-soaked living spaces, soaring 9&rsquo; ceilings, and those coveted WEST-FACING CANAL VIEWS that truly steal the show. Warm hardwood floors flow throughout the open-concept main level, setting the tone for the thoughtful, upgraded high-end finishes you&rsquo;ll find in every corner. The kitchen shines with sleek SS appliances including a double oven, modern pendant lighting, and a massive central island &mdash; ready for everything from morning coffee to family gatherings. The WALKTHROUGH PANTRY and cleverly designed Mudroom with Garage access and a back closet help life stay organized. A bright Living Room invites you to relax by the gorgeous GAS FIREPLACE, and the Dining area just off the Kitchen is encased in windows, offering direct access to the upper deck, with glass frameless railings for unimpeded views of the picturesque scenery and sunsets. A stylish 2-pc Powder Room rounds out the main floor. Upstairs is an impressive carpeted Bonus Room with a convenient Murphy Bed / Desk. Tucked away at the back of the home, the Primary retreat is your personal oasis with peaceful canal views, a large WALK-IN CLOSET, and a fantastic ensuite hosting double sinks, QUARTZ counters, an oversized walk-in tiled shower, and a private water closet w/ a big opening window! Also upstairs are TWO additional bedrooms (one with another versatile Murphy Bed), a 4-pc Bathroom with a soaker tub, UPPER-LEVEL LAUNDRY ROOM

boasting tile floors & a window, and a Linen Closet for even more storage. The elegant, FULLY FINISHED WALKOUT Basement, w/ 9' ceilings, is designed for entertaining and relaxation alike. You'll love the durable VINYL PLANK flooring, recessed lighting, custom Bar area with beverage fridge, and a striking wood feature wall that adds luxurious charm. This level leads seamlessly outside to a show-stopping WEST FACING outdoor space! Here, the outdoors truly becomes an extension of your living space... A huge covered patio, wiring ready for your future Hot Tub, all framed by lush, meticulously maintained landscaping inclusive of garden beds and maturing trees. Best of all, you have your own PRIVATE DOCK — launch a paddleboard in the summer, enjoy a cold beverage with an outstanding view, or join in on the community hockey rinks when the canal freezes over in winter. Year-round fun, right in your backyard. All this in a prime family location just steps from great schools like Nose Creek Elementary, scenic walking and biking pathways, playgrounds, and all Airdrie's best amenities. This is more than a home — it's a lifestyle, come see it for yourself TODAY!