



GRASSROOTS
REALTY GROUP

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119 Baywater Rise SW
Airdrie, Alberta

MLS # A2226580



\$850,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2016 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot		

Heating:	Boiler, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s)		
Inclusions:	n/a		

For more information, please click Brochure button. Walk out house for sale backing on to water Canal. Stunning 2-Story Walkout Home Backing onto Canal & Private Entry & Exceptional Features! This beautiful family home offers the perfect blend of comfort, style, and convenience, nestled in a prime location with a private entry to the canal. Key Features: Spacious Layout: 3 upper-floor bedrooms plus a versatile main-floor flex room that can serve as a fourth bedroom or office. Bonus Room: A generously sized upper-floor bonus room filled with natural light. Bathrooms: 2.5 bathrooms, including a master ensuite with dual sinks, a walk-in closet, and abundant natural light. Elegant Finishes: Granite countertops in the kitchen and bathrooms, tiled bathroom floors, hardwood on the main floor, and carpet upstairs. Bright & Airy Living Spaces: Main floor features 9ft ceilings, a cozy gas fireplace, and large windows for an abundance of natural light. Undeveloped Walkout Basement: Designed for added space and functionality with engineered insulated precast concrete foundation walls and 9ft ceilings. Includes three piece rough-ins. Outdoor Living: Walkout patio with stamped heavy-duty tiles, fully fenced yard, and stairs on the side of the home for easy access. Balcony attached to the nook. Oversized Double Attached Garage: Plenty of space for vehicles and storage. Can fit a half-ton truck and another regular-sized vehicle. Convenient Location: Walking distance to elementary and High School.