



**30 Baywater Lane SW
Airdrie, Alberta**

MLS # A2306707



\$599,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,804 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Garage Refrigerator, Basketball Arcade Game (in basement)

This gorgeous AIR CONDITIONED home is just a short walk to Nose Creek Elementary School and playgrounds. Walking inside, you'll immediately appreciate the 8 foot doors, the rich floors and the abundance of natural light. The kitchen offers full height cabinetry, a central island, modern appliances, updated pendant lighting and a spacious walk through pantry with a built-in cabinet. The living room features a beautiful gas fireplace with a custom surround and the dining room has a lovely fixture with a door leading to the backyard. The two piece bath has been updated with some added colour and character. The upper level is well laid out with a bonus room for games and family time. The primary suite is at the back of the home and has a walk-in closet and a large ensuite with a jetted tub and separate shower. Two additional bedrooms, a 4 piece bath and a laundry room complete this level. The unfinished basement has a rough-in for future plumbing and large windows for future development. The private backyard has a deck for entertaining, a campfire spot, and plenty of green space along the side and back of the home. This is a very quiet and desirable street, in one of Airdrie's loveliest communities, close to canals and walking paths. Recent updates include fridge, dishwasher, laundry and all new blinds (2023), fresh paint, landscaping, fire pit/garden and central A/C (2024) and all ducts cleans and pantry upgraded in 2025.