



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1901 Baywater Alley SW
Airdrie, Alberta**

MLS # A2308224



\$519,900

Division:	Bayside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,352 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating:	Forced Air
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, No Smoking Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: Shelving in office, Shed in Yard, Storage Cabinet in Furnace Room, Garage Shelving and Bike Racks and the Winter Tire Rack in Garage

Tucked into the highly sought-after community of Bayside, this beautifully maintained semi-detached home offers the perfect blend of comfort, style, and affordability. Lovingly cared for by the same owner for the past 10 years, this home is truly move-in ready and an incredible opportunity to get into one of Airdrie's most desirable neighbourhoods. Situated on a spacious corner lot, this fully developed 2-storey home features 4 bedrooms, 3.5 bathrooms, and an impressive layout designed for everyday living and entertaining. The main floor showcases rich dark hardwood flooring, an open concept design, and a bright, inviting dining area overlooking the massive wraparound backyard. The kitchen is both stylish and functional with granite countertops, stainless steel appliances, upgraded lighting, and plenty of workspace for cooking and gathering. Upstairs, the spacious primary retreat features a walk-in closet and private ensuite, while two additional bedrooms and a full 4-piece bathroom provide plenty of room for family or guests. Granite countertops continue throughout all bathrooms, adding a polished touch throughout the home. The fully finished basement adds an additional 577 sq ft of versatile living space, complete with a huge fourth bedroom - including egress window - and another 4 piece bathroom, entertainment area, and extra storage. A single attached garage and numerous upgrades throughout complete the package. Located just minutes from schools, shopping, parks, public transit, and all the amenities Airdrie has to offer, this is an exceptional opportunity to own a beautifully cared-for home in Bayside.