



**60 Baywater Court  
Airdrie, Alberta**

**MLS # A2309137**



**\$650,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,303 sq.ft.	<b>Age:</b>	2012 (14 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 Lane, Back Yard, Front Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting		

**Inclusions:** Shelving in Bedrooms & Bathrooms, TV Mounts

This gorgeous Bayside home is steps from Nose Creek Elementary, but on a quiet street with very little traffic. If you have been searching for that perfect family home, this is certainly it. Beautifully updated, this home has over 2300 square feet of developed living space. Walking inside, you'll appreciate the bright and open grand entry. Updated luxury vinyl plank flooring, neutral paint and 8 foot doors create a bright and inviting space. The main floor office is a huge perk for working at home, or if a guest room is required. The kitchen is the heart of the home with new quartz countertops, a farmhouse sink, a central island, modern appliances and off-white cabinets. The open concept design allows for plenty of light to come through the large windows and for easy views out to the yard, when you need to keep an eye on the kids. A two piece bath and main floor laundry round out the main level. Upstairs, the bonus room is at the front of the home and is a great place for a more casual gathering space as a family. The primary suite is at the back of the home and easily fits a king sized bed with so much room to spare. A barn door leads to the walk-in closet and the 5 piece ensuite which features dual sinks, updated quartz counters and cabinets, a corner soaker tub and a separate shower. Two additional bedrooms and a 4 piece bathroom complete the upper level. The basement is unfinished as a kid's play area with rough-in plumbing and 3 large windows for future development. The backyard is fully landscaped with artificial turf, a stamped concrete patio, large deck, mature trees and fencing. With a back lane directly behind the home, there is plenty of space between the neighbours providing extra privacy. Additional updates include a hot water tank (2023) and R50 blown in insulation in the attic (2025). This is a family-friendly location in Airdrie, close to

many playgrounds and walking paths, as well as schools and shopping.