



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**1826 Baywater Street SW
Airdrie, Alberta**

MLS # A2309363



\$869,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,700 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Lands		

Heating:	Forced Air	Water:	Public
Floors:	Ceramic Tile, Laminate	Sewer:	Public Sewer
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Brick, Concrete	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Imagine waking up to serene canal views every single morning. Nestled in the sought-after community of Baywater in Airdrie's beautiful Canal area, this stunning walkout home delivers approx 3,800 sq ft of thoughtfully designed living space, all backing directly onto the canal with no rear neighbours and peaceful waterway views as far as the eye can see. From the moment you step inside, the quality is undeniable. Gleaming hardwood floors, soaring 9' ceilings, and an open airy layout set the tone for a home that is as functional as it is beautiful. Formal living and dining areas make hosting effortless, while a dedicated home office means you never have to sacrifice comfort for productivity. At the heart of the home is a gorgeous white kitchen that simply has it all. Stainless appliances, granite counters, a generous island, tile backsplash, beautiful cabinetry, a corner pantry, and a bright eating area. Step out onto the deck and you are greeted by those breathtaking canal views, the perfect backdrop for your morning coffee or an evening glass of wine. Upstairs, a bright bonus room and four generously sized bedrooms offer incredible flexibility. The layout can easily be configured as three bedrooms plus two separate bonus rooms, a rare find in any market. The primary suite is a true sanctuary, framing those picturesque canal views with an elegant feature wall with sconces, a spacious walk-in closet, and a luxurious 5-piece ensuite complete with a jetted soaker tub, separate shower, and double vanity. The fully finished walkout basement extends your living options even further with a fifth bedroom and a massive rec room perfect for a home theatre, pool table, gym, or kids play zone. Walk straight out to a fully fenced and gated backyard that opens up to the canal, where a private hot tub tucked beneath the deck awaits your next unwind session. Central air conditioning

keeps everyone comfortable year round. Steps from Nose Creek Elementary and scenic walking paths, this is a location that truly delivers on lifestyle for families, professionals, and anyone who values nature and community right at their doorstep. Opportunities like this don't come around often. Call today and make this canal-side dream home yours.