



**40 Baywater Court SW  
Airdrie, Alberta**

**MLS # A2323394**



**\$739,000**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Bayside                                    |               |                   |
| <b>Type:</b>     | Residential/House                          |               |                   |
| <b>Style:</b>    | 2 Storey                                   |               |                   |
| <b>Size:</b>     | 2,492 sq.ft.                               | <b>Age:</b>   | 2012 (14 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                                  |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Corner Lot |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Hardwood, Tile   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A  |                   |    |

Corner Lot | Approx 2500 SQFT | Mainfloor Bedroom | Custom Woodwork | 2 Ensuites | Brand new paint. Stunning 2,500 sq. ft. Fully Upgraded Two-Storey in Bayside. Discover this beautifully designed two-storey home in the sought-after Baywater community, ideally located on a spacious corner lot with a rear paved lane&mdash;just steps from Nose Creek Elementary School, parks, and the scenic Canal pathway. This custom-built layout offers a bright family room with a cozy fireplace and built-in cabinetry, a chef&rsquo;s kitchen with ceiling-height cabinetry and a walk-through pantry, and a formal dining room&mdash;perfect for entertaining. A versatile main-floor den can serve as a home office or optional fourth bedroom. Upstairs, you&rsquo;ll find three generously sized bedrooms and three full bathrooms. The luxurious primary suite boasts a spa-inspired 5-piece ensuite. The second bedroom features its own 4-piece ensuite, while the third bedroom enjoys convenient access to the main 4-piece bath. A spacious bonus room and an upper-level laundry add practicality and comfort. This home showcases exceptional finishes, including hand-scraped hardwood, designer tile, custom railings, in-stair lighting, 8' doors with oversized headers, and 9' ceilings on both the main and lower levels. The exterior is equally impressive with upgraded siding, a rear deck, and an insulated 21' x 23' garage. A perfect family-friendly location where kids can easily walk to school and nearby parks. Home has a new AC unit, New hot water tank (2024), new kitchen gas cooktop will be installed prior to sale