



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**2363 Baywater Crescent SW
Airdrie, Alberta**

MLS # A2331160



\$590,000

Division:	Bayside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,865 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees		

Heating: Forced Air, Natural Gas

Floors: Carpet, Hardwood

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Track Lighting

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2

Utilities: -

Inclusions: None

*** OPEN HOUSE SATURDAY AUGUST 8TH 11:00 AM - 1:00 PM *** Welcome to an exceptional semi-detached home featuring central air conditioning and 2,647 sq. ft. of beautifully developed living space that effortlessly combines elevated style, everyday functionality, and cozy comfort. From the moment you step inside, the large foyer with vaulted ceilings complements the bright, open-concept main floor with warm hardwood flooring and expansive windows that flood the home with natural light. Up front, a versatile flex room serves perfectly as a home office, quiet den, or cozy reading nook. The heart of the home centers around a light-filled living room featuring a warm gas fireplace with a classic mantel and tile surround—an inviting backdrop for relaxing or gathering with friends. Chef-inspired and designed for effortless entertaining, the spacious kitchen boasts full-height cabinetry, sleek granite countertops, stainless steel appliances, a large central island with a breakfast bar, and a convenient walk-through pantry. The pantry connects directly to the mudroom and laundry area, offering seamless access to the front-attached double garage. Adjacent to the kitchen, the sun-drenched dining area opens straight out to the rear deck, creating a smooth transition for outdoor dining. A smartly tucked-away two-piece powder room completes the main floor. Upstairs, a massive, light-filled family room provides the ultimate retreat, framed by generous windows that soak the space in sunshine. The serene primary suite acts as a private sanctuary, complete with a spacious walk-in closet and a large four-piece ensuite featuring a relaxing corner soaker tub and separate shower. Two additional generously sized bedrooms, each with ample closet space, share another full four-piece bath. Meanwhile, the fully finished lower level is bright and inviting and features two

more bedrooms, an enormous recreation room currently used as a gym, plus a ton of storage. Out back, enjoy a fully fenced yard with low-maintenance landscaping and a sunny rear deck equipped with a gas line—ideal for summer BBQs and evening relaxation. Parking is a breeze with the double attached garage and a wide driveway offering space for two additional vehicles. Situated within walking distance to Nose Creek Elementary, local playgrounds, vibrant shopping, and the scenic trails winding along the Bayside canals, this home delivers the ultimate community lifestyle with easy access to major routes. Beautifully appointed, immaculately maintained, and ready for its next chapter, this standout family property is a true must-see. Book Your Showing Today!