



GRASSROOTS
REALTY GROUP

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119 Baywater Rise SW
Airdrie, Alberta

MLS # A2332651



\$790,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,949 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Fac		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Garden, Lawn, Low Maintenance		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	None		

*** OPEN HOUSE SATURDAY AUGUST 1ST 12:00 PM - 2:00 PM *** This stunning 2-storey Walkout home offers tranquil canal views right out your back door! Delivering an exceptional blend of comfort, style, and functional living, it features over 1,948 sqft of space with direct, private access to the water's edge. Immaculately maintained from top to bottom, every detail of this home highlights quality and modern style. Upon entry a welcoming foyer greets you with dual closets for easy organization. Beyond, an open-concept main floor features soaring nine-foot ceilings and warm hardwood floors paired with fresh white accents. Sunlight streams through expansive windows into the comfortable living room, which centers around a cozy gas fireplace. The space flows naturally into a well-appointed kitchen outfitted with sleek granite countertops, generous cabinetry, and a center island with seating. Directly adjacent, the bright dining area offers scenic views of the yard and opens out onto a peaceful upper balcony. A versatile main-floor bedroom or flex room completes this level, serving as an ideal fourth bedroom, quiet study, or home office. Upstairs, a spacious, light-filled bonus room provides a second gathering area perfect for family evenings or a quiet lounge. The primary suite acts as a serene personal retreat, featuring water views, a walk-in closet, and a full ensuite complete with dual sinks. Two additional generous bedrooms, a four-piece bathroom, and a convenient upper-level laundry room round out the floor. Matching granite surfaces in both the kitchen and bathrooms maintain a polished, cohesive look throughout. Outdoors, you can step out from the lower level onto a walkout patio set within a fully fenced backyard, with side stairs providing easy access around the home. The unfinished 742 sqft walkout basement holds excellent future potential, built with engineered

insulated precast concrete foundation walls, nine-foot ceilings, and three-piece plumbing rough-ins. An oversized double attached garage easily accommodates vehicles alongside extra storage. Nestled in Bayside, this location offers an ideal year-round waterfront lifestyle. Step directly from your backyard to kayak, paddleboard, or boat in the summer, and skate on the frozen canal in the winter. You are just steps from Nose Creek Elementary School, scenic neighborhood pathways, and local amenities—giving you the perfect mix of everyday convenience and outdoor recreation right at your doorstep. Book Your Showing Today!