



GRASSROOTS
REALTY GROUP

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87 Baywater Rise SW
Airdrie, Alberta

MLS # A2343629



\$795,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,474 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:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Low Maintenance Landscape, No Neighbours		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Recessed Lighting		
Inclusions:	None		

Welcome home to your ultimate waterfront retreat—a breathtaking 2,474-square-foot, two-storey walkout perfectly positioned along the serene edge of the canal. Designed for discerning buyers who refuse to compromise on location or lifestyle, this remarkable residence merges resort-style tranquility with effortless everyday practicality. From the moment you step inside the spacious, light-filled foyer, the home's open and airy floor plan makes an immediate impression. The main level is thoughtfully crafted for comfortable living and seamless entertaining, boasting a dedicated laundry and mudroom zone to keep daily routines effortlessly organized. At the heart of the home, a gourmet kitchen features a sprawling central island with an eating bar and a sun-drenched breakfast nook—the ideal vantage point for enjoying your morning coffee while taking in the water views. Directly adjacent, the warm and inviting great room centers around a cozy gas fireplace, creating a rich atmosphere for quiet family evenings or vibrant weekend gatherings with friends. What truly elevates this property is its exceptionally rare upper-level layout. Featuring four expansive bedrooms all on the top floor—a design configuration seldom found—this home is custom-tailored for growing families or hosting long-term guests. The primary suite acts as your own private sanctuary, complete with generous closet space and a spa-inspired ensuite crafted for deep relaxation. Completing the upper level is a massive bonus room that offers endless versatility as a media lounge, kids' playroom, or executive home office. The exterior is an absolute showstopper. Perched on a premium canal-front lot with a sought-after west-facing exposure, your backyard captures glorious afternoon sunshine and picturesque golden-hour reflections across the water. Bordered by lush green space with no

rear neighbors, the property delivers an unmatched level of privacy and seclusion. Step outside from your walkout lower level directly into a fully landscaped outdoor paradise. Unwind in the lower-deck hot tub, tend to the custom planter boxes and garden beds, or step right outside your door to cross the footbridge for peaceful walks along miles of scenic waterside trails. Every luxury and practical refinement has been accounted for, including a heated double garage, central air conditioning for hot summer days, and elegant custom window treatments throughout. While the setting feels like a secluded country hideaway, you remain conveniently close to top-rated schools, bustling retail districts, and quick airport access. Book your private walkthrough today!