



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**1595 Baywater Street SW
Airdrie, Alberta**

MLS # A2349985



\$785,999

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,341 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Beamed Ceilings, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: N/A

MCKEE BUILT - 4 BEDS UP - PRIVATE YEAR-ROUND SWIM SPA - QUARTZ KITCHEN - CANAL PATHS - OVERSIZED GARAGE. Discover exceptional family living in this beautifully crafted McKee Built home, where thoughtful design, timeless finishes, and unforgettable outdoor spaces create a lifestyle you'll love in one of Airdrie's most desirable communities. Featuring 4 bedrooms upstairs, 2.5 bathrooms, and incredible outdoor amenities including a 17-foot current-generating swim spa/hot tub, this home perfectly blends elegance and everyday comfort. Located in Bayside, you'll enjoy miles of picturesque canal-side walking and biking trails, easy highway access, and walking distance to playgrounds, the new bike/pump track, highly rated Nose Creek Elementary School, the future site of a new high school currently being built in the community, restaurants, shopping, medical and dental clinics, pharmacy, and more. From the moment you arrive, the striking curb appeal and premium permanent exterior lighting create an unforgettable first impression. Inside, the spacious foyer welcomes you into a beautifully designed interior featuring soaring 9-foot California knockdown ceilings, Engineered hardwood, elegant accents, expansive windows, and unobstructed southwest views that fill the home with natural light. A versatile front office/flex room offers endless possibilities, while the stunning living and dining area is anchored by a beautiful gas fireplace, creating a warm yet upscale atmosphere. At the heart of the home is a chef-inspired kitchen complete with premium stainless-steel appliances, quartz countertops throughout, an oversized central island, extensive cabinetry, and two oversized pantries. Just off the double attached garage, (electrical panel will support an EV charger), is a spacious mudroom with an oversized walk-in closet

designed for busy family living. Upstairs, the open staircase leads to a generous bonus room ideal as a media lounge, playroom, or private retreat. The luxurious primary suite easily accommodates a king-sized bedroom set and features a spa-inspired 5-piece ensuite with dual vanities, a deep soaker tub, a floor-to-ceiling tiled glass shower, and a large walk-in closet. Three additional generously sized bedrooms complete the upper level, two featuring walk-in closets, along with another beautifully finished full bathroom and an oversized laundry room with built-in linen storage. Step outside to your private backyard oasis featuring an expansive full-width deck with BBQ gas line, an impressive swim spa/hot tub system, stone fire pit area, dedicated dog run, trampoline space, and upgraded drainage. The unfinished basement offers incredible future potential with two large windows, bathroom rough-in, and expansive open space ready to accommodate your vision. Luxury, comfort, and location come together flawlessly in this exceptional Bayside property. Book your private showing today.