

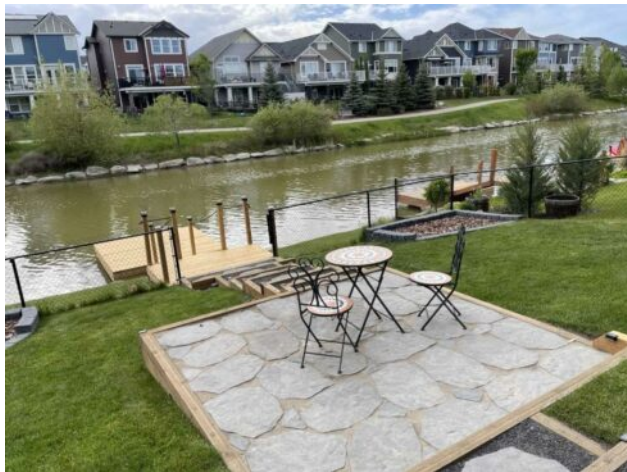


**GRASSROOTS**  
REALTY GROUP

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**190 Baywater Way SW**  
**Airdrie, Alberta**

**MLS # A2206647**



**\$949,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,030 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, No Neighbours Behind, See Remarks, Waterfront		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, See Remarks, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** alarm system large garden shed, all solar garden lights, Basement-Level appliances: Induction stove, fridge with water/ice, dishwasher, range hood, and washer/dryer, electric fireplace.

\*\*\*.O\*P\*E\*N\*\*\*H\*O\*U\*S\*E\*\*\*SUNDAY JULY 6 \*\* 12PM - 2PM\*\* Nestled in the picturesque and convenient city of Airdrie, this luxury 2-storey home boasts 5 spacious bedrooms, 4 bathrooms, & stunning canal-front views with a private dock. Fully renovated & meticulously maintained, this home is perfect for those seeking modern elegance & superior craftsmanship. Key Features: Freshly painted, new granite countertops/appliances inc. dual fuel electric/gas stove, fridge w ice/water, plus new sink, faucet, & bar/wine fridge, floating shelves, & cabinet lighting in main kitchen. Hardwood flooring & LVP - no carpet for a modern/clean look. Central air conditioning/hot water tank are 1 year old, w furnace recently serviced/cleaned & washable filter, plus programmable thermostat to ensure lowest op costs. New light fixtures & remote control ceiling fans. Cozy natural gas fireplace w electric blower in main living room & three electric fireplaces w blowers in bedrooms & bonus room. Professionally finished garage w epoxy floor, insulation, drywall, paint, & mezzanine storage. The Home Theatre located in bonus room features a 75" LED TV & surround sound. Modified garage landing w second fridge & freezer, & under-stair storage on roller trays. The walk-out basement was professionally developed as a mother-in-law suite w granite surfaces, LVP, S/S induction stove, microwave/hood fan, fridge w water/ice, & washer/drier. All construction inspections were completed as an in-law suite, but is "technically" not "legal" to be publicly rented. The suite can also be easily modified to a bar/social area by removing the stove/hood-fan & inserting the pre-made "pantry". All new landscaping features irrigation, garden blocks, flagstones, private dock, & extra-large vinyl garden shed. Enjoy outdoor living w new oversized deck featuring

entertainment/privacy wall, fireplace, glass railings, & upgraded Tufdeck vinyl plank flooring. New exterior stairs are finished with PVC planking & main floor covered deck has custom roll-down outdoor patio/privacy screens, & 2 privacy walls for year-round enjoyment. Relax by the outdoor firepit area by your own private dock or unwind on the expanded basement deck with covered roof, under-stair storage & privacy wall, combined w solar garden lights & programmable LED "Christmas" lights to add to the evening ambiance. There is an additional parking pad in the front yard & custom built side entrance with stairs/railing/lighting. New cabinetry was installed in the upper-level laundry & additional cabinet/sink on the main floor bath for improved functionality. This stunning home is truly a one-of-a-kind gem, with over \$300,000 recently spent to make sure all is showroom quality. Whether you're relaxing on your private dock, hosting friends on the massive decks, or enjoying the comfort of your all new interior, you can live a lifestyle of luxury & convenience.