

**2358 Baywater Crescent SW
Airdrie, Alberta**

MLS # A2233617



\$574,900

Division:	Bayside		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,882 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Pantry, Vinyl Windows		

Inclusions: Outside Shed, 2 TV wall mounts, amplifier for speakers, garage shelving

Impeccably loved and maintained, this immaculate property is move in ready. Inviting front porch to greet your guests. Inside the front door is your flex room, with a good sized window allowing a ton of natural light in. Beautiful custom blinds were added last year throughout the house. Convenient 2 pce bath. Living room is a great space for entertaining, open thru to dining room and kitchen. Main floor, laundry with brand, new washer and dryer. Convenient walk thru pantry from the garage to the kitchen. Kitchen has eat up bar, modern pendulum lighting, and a brand new dishwasher. Up the stairs on the 6 month old carpeting, to the bonus room & office. The wall to the office is not permanent, and can be removed by the buyers if they wish. 2 Spare bedrooms up are good sized. Master retreat has a walk in close, ensuite with corner tub, stand up shower and separate water closet. Basement is currently undeveloped. South facing back yard is landscaped with an extra large deck, privacy wall, and convenient shed. Double attached garage is insulated, drywalled, and has an abundance of shelving. The location is ideal for walking distance to Nose Creek school, Croxford high school as well as St. Martin de Porres high school. Enjoy walks through the many pathways along the beautiful canals and nearby parks.