

**1809 Baywater Gardens SW  
Airdrie, Alberta**

**MLS # A2276495**

**\$549,900**



<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,667 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Level, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Pantry		

  

<b>Inclusions:</b>	See above
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Welcome to Bayside! This perfect 3-bedroom, 2-storey family home offers a bright, open-concept layout designed for both comfort and entertaining. The main level features a spacious kitchen with plenty of cabinets and counter space, a convenient corner pantry, and a breakfast bar that opens seamlessly to the large dining area and inviting living room — the ideal setup for gatherings with family and friends. A main-floor laundry room and 2-piece powder room add everyday convenience. Upstairs, you'll find a generous primary suite complete with a 4-piece ensuite and walk-in closet, along with two great-sized bedrooms, a full 4-piece main bath, and a bonus room perfect for a play area or cozy movie nights. The unfinished basement offers a ton of potential for future development with a bathroom rough-in already in place. Step outside to your sunny south-facing backyard featuring a deck with gazebo and a brand-new double detached garage. Recent UPGRADES include NEW A/C and kitchen APPLIANCES. Walking distance to SCHOOL, PARKS and close to all AMENITIES. Don't miss your chance to call this beautiful Bayside property home — contact your favorite REALTOR® today!