

**1678 Baywater Street SW  
Airdrie, Alberta**

**MLS # A2279646**



**\$869,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,611 sq.ft.	<b>Age:</b>	2009 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, No Smoking Home		

**Inclusions:** 2 exterior cameras, A/C top floor, alarm, projector & screen, shed, vacuum system & attachments

Location, Location, backing into the Canal & pathway. This original owner home offers numerous upgrades & features which include: 9' ceilings, over 3600 sq ft of developed living space, total of 5 bedrooms & 3.5 bathrooms, walkout lower level, upgraded stainless steel appliances, newer composite deck, hardwood, granite in kitchen, wrought iron railings, 2 furnaces, upper furnace has air conditioning, R.I. for speakers on main & upper ensuite, also 2 speakers on deck, all upper bedrooms have walk in closets, gas line on deck, lower patio area from walkout, hot water tap outside, manual underground sprinklers in front yard & so much more. The main floor features a 2pc bath, den, laundry area with sink, spacious great room with gas fireplace & a large kitchen that offers a pantry, island with eating bar & a nook that has access to the over sized deck that over looks the canal. The upper floor features a 4pc bath, bonus room & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower walk out features 2 bedrooms, 3pc bath & a family room that has access to the patio/yard. This home shows pride of ownership & is located on a quiet street close to schools, shopping, green spaces & all other amenities. Click on link to view 3D walk through.