

\$949,900 - 190 Baywater Way Sw, Airdrie

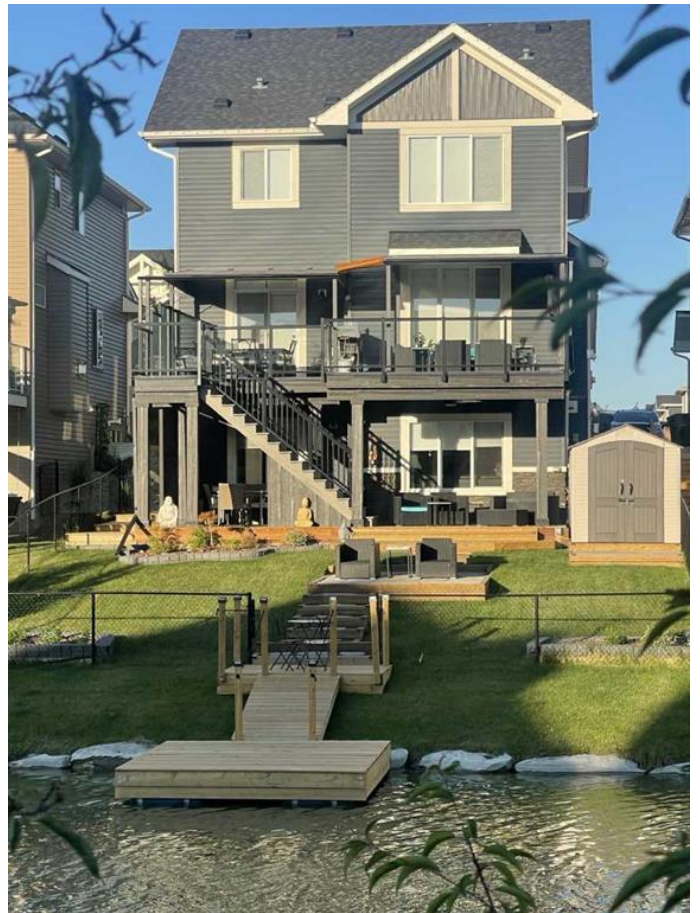
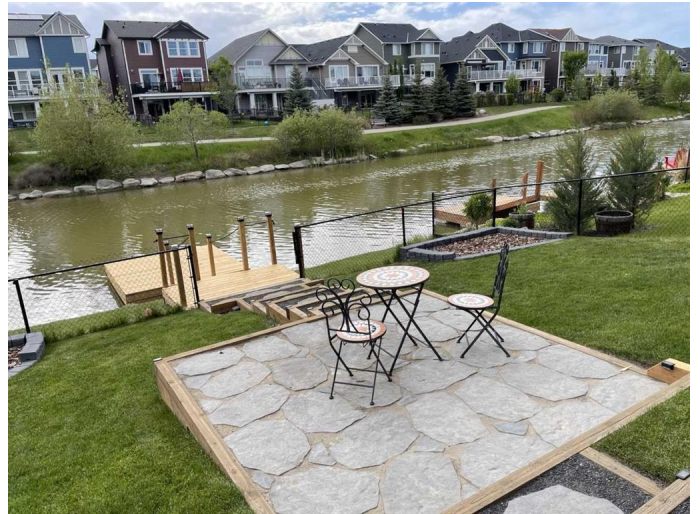
MLS® #A2206647

\$949,900

5 Bedroom, 4.00 Bathroom, 2,030 sqft
Residential on 0.12 Acres

Bayside, Airdrie, Alberta

***O*P*E*N** H*O*U*S*E**SUNDAY MAY 15, 1PM - 3PM....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. House has 11 LED TVs. Modified garage landing w second fridge & freezer, TV, & 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



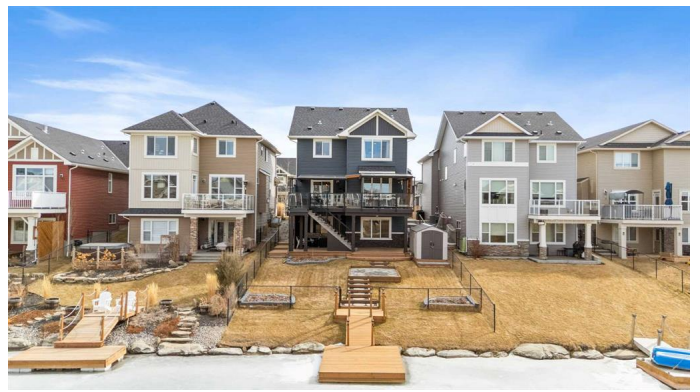
were completed as an in-law suite, but is
"technically" not "legal" to be
publicly rented. The suite can also be easily
modified to a bar/social area by removing the
stove/hood-fan & inserting the pre-made
"pantry". All new landscaping features
irrigation, garden blocks, flagstones, private
dock, & extra-large vinyl garden shed. Enjoy
outdoor living w new oversized deck featuring
entertainment/privacy wall, TV & 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, custom stainless-steel BBQ centre, &
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.

Built in 2016

Essential Information

MLS® #	A2206647
Price	\$949,900
Bedrooms	5

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



Community Information

Address	190 Baywater Way Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3V5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Canal Front

Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Electric, Family Room, Gas, Living Room, Other
Has Basement	Yes

Basement Exterior Entry, Finished, See Remarks, Suite, Walk-Out

Exterior

Exterior Features BBQ gas line, Dock
Lot Description Back Yard, Gazebo, No Neighbours Behind, See Remarks, Waterfront
Roof Asphalt Shingle
Construction Stone, Vinyl Siding
Foundation Poured Concrete

Additional Information

Date Listed March 27th, 2025
Days on Market 83
Zoning R1

Listing Details

Listing Office CIR Realty

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