

1762 Baywater Street SW Airdrie, AB T4B 0B3

**Residential
Incomplete
Banner:**

A2125968

Luxurious Living Redefined: Step into this Immaculate Walkout Bungalow Overlooking the Canal!



DOM: 0	LP: \$889,000.00
CDOM:	OP:
Class: Detached	City: Airdrie
County: Airdrie	Subdivision: Bayside
Type: House	Ttl Beds: 3
Levels: One	F/H Bth: 3/0
Year Built: 2009	RMS SQFT: 1,427.00
LINC#: 0032669434	LP/SF: \$622.99
Arch Style: Bungalow	Suite: No
Possession: Negotiable	Lot Size: 4305 SqFt
Lot Dim:	Lot Depth: M'
Front Length: 12.80M 42' 0"	Lot: 38
Legal Pln: 0714427	Blk: 10
Blk: 10	Condo: No
Zoning: R1	Tax Amt/Yr: \$4,293.00/2023
Title to Lnd: Fee Simple	Loc Imp Amt:
Disclosures: No Disclosure	Front Exp: W
Restrict: Restrictive Covenant-Building Design/Size, Utility Right Of Way	

Public Remarks: Imagine a home where luxury meets tranquility, where every morning welcomes you with radiant sunbeams and every evening bids goodbye with scenic water views. Welcome to your rare find in the heart of Bayside... An immaculate, fully finished walkout bungalow, backing onto the canal and facing a lush green space. A home that's not just a place to live, but a sanctuary. Step inside over 2700 square feet of elegance, where soaring ceilings grace the main level, complemented by a wall of windows that flood your living space with natural light and frame the breathtaking water views. The heart of this home, a chef's kitchen, boasts an open plan with new appliances, plenty of cupboard and counter space, and a massive island - perfect for gathering around stories and good food. Unwind by the warmth of your gas fireplace or step out onto your upper deck, capturing the essence of the canal's peaceful flow. This is serenity, redefined. Indulge in the privacy of your luxurious master suite, complete with a full 5-piece en-suite and a generous walk-in closet, a personal retreat designed for comfort and elegance. The second bedroom seamlessly transforms into a main floor den, library, or office, adapting to your every need with grace and versatility. With a double attached heated garage, this home extends its warm embrace to your cherished vehicles. Descend to the walkout basement, revealing two more generous bedrooms, an awesome rec room with a wet bar - the ideal space for entertainment and relaxation. Step outside to your covered patio, leading to a professionally landscaped yard with a concrete pad, storage shed, and an irrigation system, ensuring every inch of your outdoor space is as immaculate as the interior. Located in an unrivaled spot, steps away from a majestic walking bridge, ensuring a mature landscape in an extremely quiet locale. With walking distance to schools, parks, paths, and amenities, your new home promises a life where balance is not a concept, but a daily reality. Don't just dream of a perfect home - live it. In this competitive market, this opportunity is as rare as it is captivating. Act now and secure your piece of paradise. Inquire today and take the first step towards a life well-lived. Your dream home awaits.

Directions:

Rooms & Measurements

Baths:	2P 0	3P 0	4P 2	5P 0	6P 0	Bed Abv: 1	Main: 132.57	Mtr2	1,427.00	SqFt
EnSt Bth:	0	0	0	1	0	Rms Abv: 5	Blw Grade: 120.68	Mtr2	1,299.00	SqFt
							Total AG: 132.57	Mtr2	1,427.00	SqFt

Garage Dims (L x W): 20' 1" x 17' 1"

Property Information


Basement:	Finished, Full, Walk-Out To Grade	Laundry Feat:	In Basement, Laundry Room, Lower Level, See Remarks
Heating:	Fireplace(s), Forced Air, Natural Gas	Cooling:	Central Air
Construction:	Stone, Vinyl Siding	Fireplaces:	1/Gas, Living Room, Mantle, See Remarks
Foundation:	Poured Concrete	Flooring:	Carpet, Ceramic Tile, Hardwood
Exterior Feat:	Private Entrance, Private Yard, Storage	Fencing:	Fenced
Roof Type:	Asphalt Shingle	Balcony:	Balcony(s), Patio, See Remarks
Reports:	RMS Supplements		
Parking:	Double Garage Attached, Garage Door Opener, Heated Garage, See Remarks	Total:	4
Features:	Bar, Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Storage, Walk-In Closet(s), Wet Bar		
Comm Feature:	Airport/Runway, Golf, Other, Park, Playground, Pool, Schools Nearby, Shopping Nearby, Sidewalks, Street Lights, Tennis Court(s)		
Lot Features:	Backs on to Park/Green Space, Landscaped, Private, See Remarks, Views, Waterfront		
Goods Include:	Storage Shed		
Appliances:	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	8' 5" x 6' 6"	Kitchen	Main	16' 5" x 15' 8"
Pantry	Main	4' 4" x 3' 10"	Living	Main	11' 6" x 14' 9"
Office	Main	11' 6" x 13' 1"	Game	BSMT	18' 3" x 18' 8"
Other	BSMT	11' 9" x 14' 4"	Frn/Util	BSMT	7' 8" x 6' 6"
Laundry	BSMT	8' 3" x 6' 7"	Balcony	Main	9' 11" x 22' 5"

Covered Porch	Main	14`7" x 4`8"	4.44M x 1.42M	Other	BSMT	9`2" x 22`11"	2.79M x 6.99M
Primary Bed	Main	20`8" x 10`10"	6.30M x 3.30M	Bedrm	BSMT	13`7" x 11`7"	4.14M x 3.53M
Bedrm	BSMT	11`1" x 10`7"	3.38M x 3.22M	4pc Bathroom	Main	8`4" x 4`11"	2.54M x 1.50M
5pc Ensuite bath	Main	12`2" x 10`10"	3.71M x 3.30M	4pc Bathroom	BSMT	8`1" x 4`11"	2.46M x 1.50M

Agent & Office Information

List REALTOR@:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7		
Appt:	ShowingTime		
Showing Contact:	Mike Abou Daher 403-809-9386		
Comm:	3.5% on the first 100k, 1.5% on the balance		
LB Type/Info:	Other/Door Code		
Owner Name:	Beier & Koch	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com.		

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