

**1762 Baywater Street SW Airdrie, AB T4B 0B3**

**Residential**  
**Active**

**A2142415**



<b>PD:</b>		<b>DOM:</b> 3	<b>LP:</b> \$799,900.00
<b>Class:</b>	Detached	<b>CDOM:</b> 57	<b>OP:</b> \$799,900.00
<b>County:</b>	Airdrie	<b>City:</b>	Airdrie
<b>Type:</b>	House	<b>Subdivision:</b>	Bayside
<b>Levels:</b>	One	<b>Ttl Beds:</b>	4
<b>Year Built:</b>	2009	<b>F/H Bth:</b>	3/0
<b>LINC#:</b>	<a href="#">0032669434</a>	<b>RMS SQFT:</b>	1,427.00
<b>Arch Style:</b>	Bungalow	<b>LP/SF:</b>	\$560.55
<b>Possession:</b>	Negotiable	<b>Suite:</b>	No
<b>Lot Dim:</b>		<b>Lot Size:</b>	4305 SqFt
<b>Front Length:</b>	12.80M 42`0"	<b>Lot Depth:</b>	M'
<b>Legal Pln:</b>	0714427	<b>Blk:</b> 10	<b>Lot:</b> 38 <b>Condo:</b> No
<b>Zoning:</b>	R1	<b>Tax Amt/Yr:</b>	\$4,293.00/2023
<b>Title to Lnd:</b>	Fee Simple	<b>Loc Imp Amt:</b>	
<b>Disclosures:</b>	No Disclosure	<b>Front Exp:</b>	W
<b>Restrict:</b>	Restrictive Covenant-Building Design/Size, Utility Right Of Way		

Recent Change: **06/20/2024 : NEW**

**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, 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**

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

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

**Property Information**

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


**Rooms Information**

<b>Type</b>	<b>Level</b>	<b>Dimensions</b>	<b>Type</b>	<b>Level</b>	<b>Dimensions</b>
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"
Bedrm	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"	2.80M 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 3.23M	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**

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<b>List REALTOR@:</b>	<a href="#">Mike Abou Daher</a>  team@mikeaboudaher.com	<b>Phone:</b>	<a href="tel:403-809-9386">403-809-9386</a>
<b>List Firm:</b>	<a href="#">Real Broker</a>	<b>Phone:</b>	<a href="tel:855-623-6900">855-623-6900</a>
<b>Firm Address:</b>	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7		
<b>Appt:</b>	ShowingTime		
<b>Showing Contact:</b>	Mike Abou Daher 403-809-9386		
<b>Comm:</b>	3.5% on the first 100k, 1.5% on the balance		
<b>LB Type/Info:</b>	Other/Door Code		
<b>Owner Name:</b>	Beier & Koch	<b>Ownership:</b>	Private
<b>Occupancy:</b>	Owner	<b>Exclusion:</b>	No
<b>Member Rmks:</b>	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com. Buyer to accept RPR dated November 15, 2022.		

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