

**1715 Baywater View SW**  
**Airdrie, Alberta**

**MLS # A2166536**



**\$705,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,996 sq.ft.	<b>Age:</b>	2010 (14 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance		

**Inclusions:** None

Discover this stunning, fully renovated 2-storey home in Airdrie's sought-after Bayside community—a turnkey living experience featuring modern finishes, central air conditioning, and a heated double attached garage. The open-concept main level boasts a spacious living area with ample natural light and a cozy fireplace, perfect for entertaining family and friends, alongside a like-new gourmet chef's kitchen equipped with high-end stainless steel appliances, sleek cabinetry, a large center island, and plenty of counter space to inspire your culinary creations. Upstairs, retreat to the luxurious master suite with a walk-in closet and a spa-like ensuite bathroom complete with a relaxing steam shower, two additional generously sized bedrooms, a bright bonus room, and another full bathroom. The fully finished basement, accessible via a separate side entry, offers rental potential as a mortgage helper with a second kitchen, recreation room, additional bedroom, 4-piece bathroom, and an electric fireplace for added comfort. Outside, enjoy your private backyard oasis with a south-facing landscaped yard and spacious deck—perfect for summer barbecues and outdoor enjoyment. Located just steps away from Nose Creek School, parks, and canal paths in a friendly neighbourhood your kids will love, this home offers exceptional value at a great price. Don't miss out on this true gem in Airdrie's Bayside—schedule your private showing today and experience the best of modern living!