

# \$850,000 - 119 Baywater Rise Sw, Airdrie

MLS® #A2226580

**\$850,000**

3 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.08 Acres

Bayside, Airdrie, Alberta

For more information, please click the "More Information" button.

Walk out house for sale backing on to water Canal. Stunning 2-Story Walkout Home Backing onto Canal – Private Entry & Exceptional Features! This beautiful family home offers the perfect blend of comfort, style, and convenience, nestled in a prime location with a private entry to the canal. Key Features: Spacious Layout: 3 upper-floor bedrooms plus a versatile main-floor flex room that can serve as a fourth bedroom or office. Bonus Room: A generously sized upper-floor bonus room filled with natural light. Bathrooms: 2.5 bathrooms, including a master ensuite with dual sinks, a walk-in closet, and abundant natural light. Elegant Finishes: Granite countertops in the kitchen and bathrooms, tiled bathroom floors, hardwood on the main floor, and carpet upstairs. Bright & Airy Living Spaces: Main floor features 9ft ceilings, a cozy gas fireplace, and large windows for an abundance of natural light. Undeveloped Walkout Basement: Designed for added space and functionality with engineered insulated precast concrete foundation walls and 9ft ceilings. Includes three piece rough-ins. Outdoor Living: Walkout patio with stamped heavy-duty tiles, fully fenced yard, and stairs on the side of the home for easy access. Balcony attached to the nook. Oversized Double Attached Garage: Plenty of space for vehicles and storage. Can fit a half-ton truck and another regular-sized vehicle. Convenient Location: Walking



distance to elementary and High School.

Built in 2016

### **Essential Information**

MLS® #	A2226580
Price	\$850,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,010
Acres	0.08
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	119 Baywater Rise Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 3V4

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s), Bathroom Rough-in
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Electric Oven
Heating	Boiler, Fireplace(s), Forced Air, Natural Gas

Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partial, Unfinished

## Exterior

Exterior Features	Courtyard, Garden, Playgro Courtyard, Dog Run, Private
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, No Neighbours Behind, Private, Views, Greenbelt, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 31st, 2025
Days on Market	98
Zoning	R1-L

## Listing Details

Listing Office	Easy List Realty
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