

\$755,000 - 40 Baywater Court Sw, Airdrie

MLS® #A2244261

\$755,000

4 Bedroom, 4.00 Bathroom, 2,492 sqft

Residential on 0.10 Acres

Bayside, Airdrie, Alberta

Corner Lot | Approx 2500 SQFT | Mainfloor Bedroom | Custom Woodwork | 2 Ensuites. Stunning 2,500 sq. ft. Fully Upgraded Two-Storey in Bayside. Discover this beautifully designed two-storey home in the sought-after Baywater community, ideally located on a spacious corner lot with a rear paved lane—just steps from Nose Creek Elementary School, parks, and the scenic Canal pathway. This custom-built layout offers a bright family room with a cozy fireplace and built-in cabinetry, a chef’s kitchen with ceiling-height cabinetry and a walk-through pantry, and a formal dining room—perfect for entertaining. A versatile main-floor den can serve as a home office or optional fourth bedroom. Upstairs, you’ll find three generously sized bedrooms and three full bathrooms. The luxurious primary suite boasts a spa-inspired 5-piece ensuite. The second bedroom features its own 4-piece ensuite, while the third bedroom enjoys convenient access to the main 4-piece bath. A spacious bonus room and an upper-level laundry add practicality and comfort. This home showcases exceptional finishes, including hand-scraped hardwood, designer tile, custom railings, in-stair lighting, 8' doors with oversized headers, and 9' ceilings on both the main and lower levels. The exterior is equally impressive with upgraded siding, a rear deck, and an insulated 21' x 23' garage. A perfect family-friendly location where kids can easily walk to school and nearby parks.



Built in 2012

Essential Information

MLS® #	A2244261
Price	\$755,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,492
Acres	0.10
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	40 Baywater Court Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A8

Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Walk-In Closet(s), Jetted Tub
Appliances	Built-In Oven, Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Washer, Gas Cooktop
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other
Lot Description	Back Lane, Back Yard, Corner Lot, City Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	July 29th, 2025
Days on Market	40
Zoning	R1

Listing Details

Listing Office	Royal LePage METRO
----------------	--------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.