

# \$1,049,000 - 190 Baywater Way Sw, Airdrie

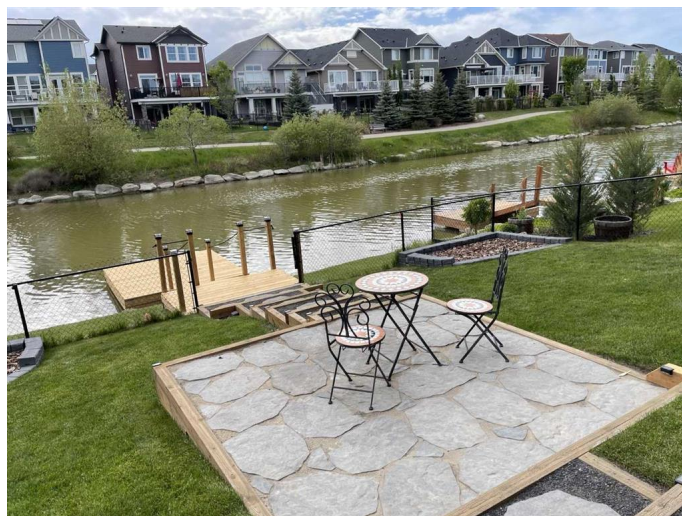
MLS® #A2206647

**\$1,049,000**

5 Bedroom, 4.00 Bathroom, 2,030 sqft  
Residential on 0.12 Acres

Bayside, Airdrie, Alberta

\*\*\*Nestled in the picturesque and convenient city of Airdrie, this luxury 2-storey home boasts 5 spacious bedrooms, 4 bathrooms, & stunning canal-front views with a private dock. Fully renovated & meticulously maintained, this home is perfect for those seeking modern elegance & superior craftsmanship. Key Features: Freshly painted, new granite countertops/appliances inc. dual fuel electric/gas stove, fridge w ice/water, plus new sink, faucet, & bar/wine fridge, floating shelves, & cabinet lighting in main kitchen. Hardwood flooring & LVP - no carpet for a modern/clean look. Central air conditioning/hot water tank are 1 year old, w furnace recently serviced/cleaned & washable filter, plus programmable thermostat to ensure lowest op costs. New light fixtures & remote control ceiling fans. Cozy natural gas fireplace w electric blower in main living room & three electric fireplaces w blowers in bedrooms & bonus room. Professionally finished garage w epoxy floor, insulation, drywall, paint, & mezzanine storage. The Home Theatre located in bonus room features a 75" LED TV & surround sound. House has 11 LED TVs. Modified garage landing w second fridge & freezer, TV, & under-stair storage on roller trays. The walk-out basement was professionally developed as a mother-in-law suite w granite surfaces, LVP, S/S induction stove, microwave/hood fan, fridge w water/ice, & washer/drier. All construction inspections were completed as an in-law suite, but is



â€œtechnicallyâ€• not â€œlegalâ€• to be publicly rented. The suite can also be easily modified to a bar/social area by removing the stove/hood-fan & inserting the pre-made â€œpantry. All new landscaping features irrigation, garden blocks, flagstones, private dock, & extra-large vinyl garden shed. Enjoy outdoor living w new oversized deck featuring entertainment/privacy wall, TV & fireplace, glass railings, & upgraded Tufdeck vinyl plank flooring. New exterior stairs are finished with PVC planking & main floor covered deck has custom roll-down outdoor patio/privacy screens, custom stainless-steel BBQ centre, & 2 privacy walls for year-round enjoyment. Relax by the outdoor firepit area by your own private dock or unwind on the expanded basement deck with covered roof, under-stair storage & privacy wall, combined w solar garden lights & programmable LED "Christmas" lights to add to the evening ambiance. There is an additional parking pad in the front yard & custom built side entrance with stairs/railing/lighting. New cabinetry was installed in the upper-level laundry & additional cabinet/sink on the main floor bath for improved functionality. This stunning home is truly a one-of-a-kind gem, with over \$300,000 recently spent to make sure all is showroom quality. Whether you're relaxing on your private dock, hosting friends on the massive decks, or enjoying the comfort of your all new interior, you can live a lifestyle of luxury & convenience.

Built in 2016

## Essential Information

MLS® #	A2206647
Price	\$1,049,000
Bedrooms	5
Bathrooms	4.00

Full Baths	3
Half Baths	1
Square Footage	2,030
Acres	0.12
Year Built	2016
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active



### Community Information

Address	190 Baywater Way Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B3V5

### Amenities

Parking Spaces	4
Parking	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front
# of Garages	2
Is Waterfront	Yes
Waterfront	Canal Access, Canal Front

### Interior

Interior Features	Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator
Heating	Central, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Electric, Family Room, Gas, Living Room, Basement, Other
Has Basement	Yes
Basement	Exterior Entry, Finished, See Remarks, Suite, Walk-Out

**Exterior**

Exterior Features	BBQ gas line, Dock
Lot Description	Back Yard, Gazebo, No Neighbours Behind, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

**Additional Information**

Date Listed	March 27th, 2025
Days on Market	45
Zoning	R1

**Listing Details**

Listing Office	CIR Realty
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