

# \$1,075,000 - 190 Baywater Way Sw, Airdrie

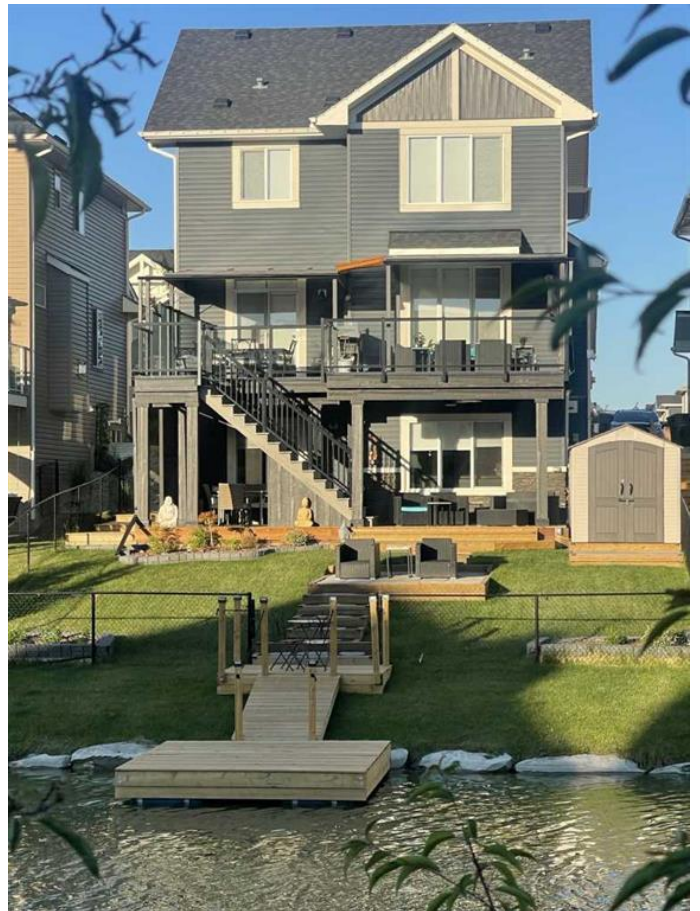
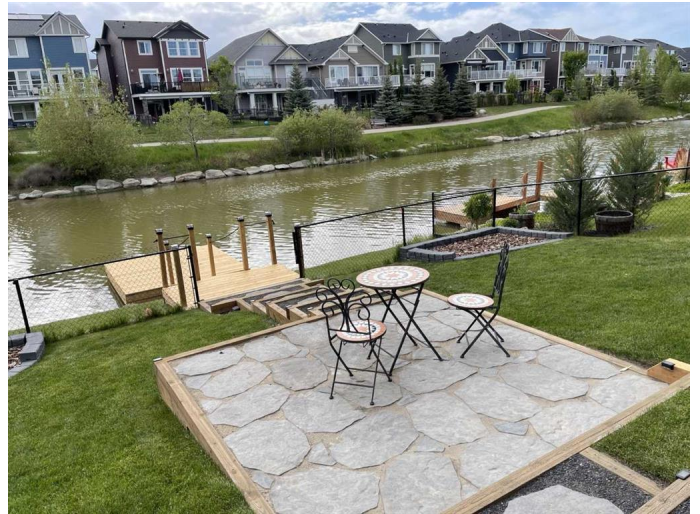
MLS® #A2206647

**\$1,075,000**

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



technically not legal 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 pantry. 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, so don't miss out on the opportunity to own one of Airdrie's most exceptional homes!

Built in 2016

### **Essential Information**

MLS® #	A2206647
Price	\$1,075,000
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	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s), Bar
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator, Garburator
Heating	Natural Gas, Central
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	4
Fireplaces	Basement, Electric, Family Room, Gas, Living Room, 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 7  
Zoning R1

## Listing Details

Listing Office CIR Realty

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