

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

MLS® #A2226580

**\$850,000**

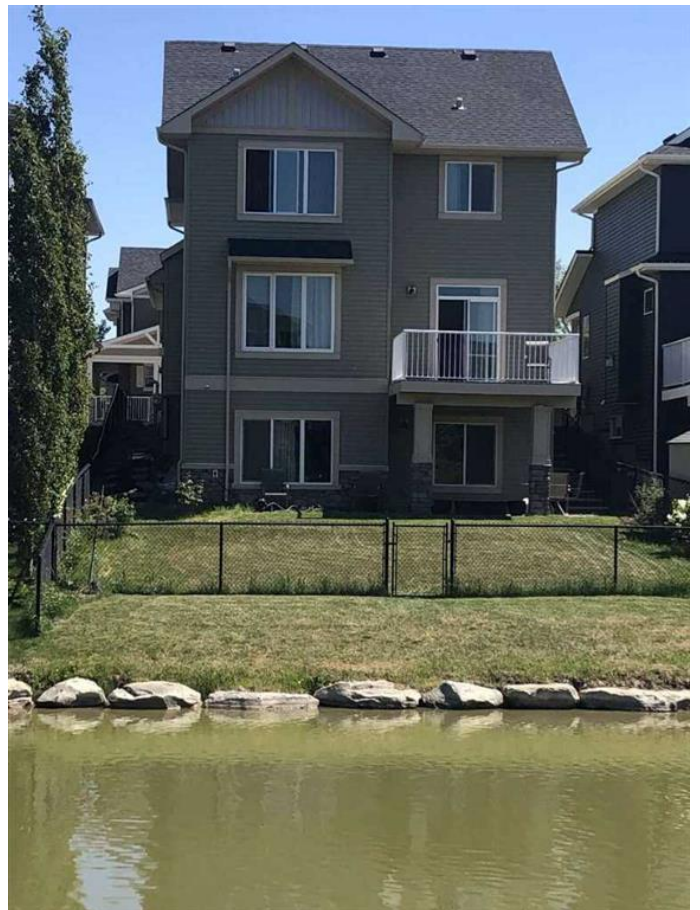
3 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.08 Acres

Bayside, Airdrie, Alberta

For more information, please click Brochure 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 | Bathroom Rough-in, Breakfast Bar, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer                                                                  |
| 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 | Barbecue, Courtyard, Co<br>Playground, Private Entrance                                                                  |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Front Yard, Greenbelt, Interior Lot, Lawn, No Neighbours Behind, Private, Views |
| Roof              | Asphalt Shingle                                                                                                          |
| Construction      | Vinyl Siding                                                                                                             |
| Foundation        | Poured Concrete                                                                                                          |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 31st, 2025 |
| Days on Market | 16             |
| Zoning         | R1-L           |

## Listing Details

|                |                  |
|----------------|------------------|
| Listing Office | Easy List Realty |
|----------------|------------------|

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