



THE
A-TEAM

**RE/MAX
FIRST**

234 BAYWATER Way, Airdrie T4B 3V6

MLS® #: **A2150838**

Area: **Bayside**

Listing Date: **07/22/24**

List Price: **\$998,000**

Status: **Active**

County: **Airdrie**

Change: **-\$27k, 24-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2016**

Lot Information

Lot Sz Ar: **7,047 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,529**

Low Sqft:

Ttl Sqft: **2,529**

DOM

56

Layout

Beds: **5 (4 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Back Yard,Creek/River/Stream/Pond,Front Yard,Garden,No Neighbours Behind,Landscaped,Pie Shaped Lot,Waterfront

Park Feat:

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Garden,Lighting,Other,Private Entrance,Private Yard,Rain Barrel/Cistern(s),Rain Gutters**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Vinyl Windows,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`6" x 5`11"
Dining Room	Main	13`1" x 9`1"
Laundry	Main	6`6" x 9`5"
Office	Main	13`0" x 10`6"

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Kitchen	Main	13`1" x 12`9"
Living Room	Main	14`3" x 15`10"
4pc Bathroom	Upper	10`2" x 5`1"

4pc Ensuite bath Upper 13`9" x 9`9"
Bedroom Upper 12`4" x 10`2"
Bonus Room Upper 19`2" x 15`4"
Walk-In Closet Upper 10`1" x 5`2"
Bedroom Basement 12`4" x 10`0"
Family Room Basement 12`8" x 15`10"
Furnace/Utility Room Basement 9`11" x 8`10"

Bedroom Upper 12`4" x 10`2"
Bedroom Upper 10`2" x 10`9"
Bedroom - Primary Upper 14`6" x 16`6"
3pc Bathroom Basement 12`5" x 5`1"
Dining Room Basement 13`3" x 10`5"
Kitchen Basement 13`3" x 11`7"

Legal/Tax/Financial

Title: Zoning:
Fee Simple R1
 Legal Desc: 1410328

Remarks

Pub Rmks: **Welcome to 234 Baywater Way SW, an extraordinary home that offers an unparalleled opportunity for multigenerational living. Situated on a rare, expansive pie-shaped lot backing onto a serene canal and seamlessly connecting to the scenic pathway system, this property is more than just a home—it's a lifestyle. With over 7,000 square feet of land, this urban oasis is perfect for those who dream of a vibrant homestead, complete with hundreds of thoughtfully chosen perennials and beautifully designed outdoor spaces. The main floor of this home is tailored for family gatherings and shared experiences. A bright, open-concept living area invites large family gatherings, where the chef's kitchen becomes the heart of the home. Abundant cabinet and counter space, and a generous layout make it easy to prepare meals for a crowd. The adjoining dining area is perfect for shared meals and entertaining, seamlessly connected to a spacious living room. Step outside from the dining room to a covered deck featuring a pergola, offering a shaded retreat with breathtaking views of the canal. Upstairs, the primary bedroom serves as a spacious, sunlit sanctuary complete with a large walk-in closet and a luxurious 4-piece ensuite. Three additional bedrooms ensure ample space for family members or guests, while a bright, vaulted-ceiling bonus room offers an ideal space for relaxation or recreation. The fully finished walk-out basement enhances the multigenerational appeal of this home, offering a separate living space that includes a large, bright kitchen, dining area, and living room—ideal for extended family or guests. The fifth bedroom, featuring a walk-in closet and ensuite access to the fourth bathroom, ensures privacy and comfort. From this level, step out onto a covered patio, perfect for outdoor dining or quiet reflection. The expansive, landscaped yard is designed for shared enjoyment, with multiple areas to gather, garden, or simply relax. Whether you're cultivating the raised garden beds, enjoying the shade of the pergola, raising chickens or watching the birds, this yard offers a unique blend of urban living and nature. Additional features include a whole-home carbon water treatment system, water softener, suspended storage shelving in the garage, basement insulated window blinds, and numerous thoughtful touches like rain barrels, birdhouses, and a garden trellis. This is a rare multigenerational homestead opportunity in the award winning community of Bayside. Don't miss your chance to experience the unmatched beauty and functionality of 234 Baywater Way SW. Schedule your private showing today!**

Inclusions: **Basement - dishwasher, wall oven, microwave, induction plate x 2, Fridge, Washer and Dryer, kitchen built in storage, insulated window blinds, water softener, whole house carbon water treatment system. Main floor & Upper floor - dishwasher, stove, microwave hood fan, fridge, washer, dryer, laundry room shelving, front entrance coat hook built in shelf, white window curtains and rods, deck pergola, deck shade curtains, deck lighting. Garage - suspended storage shelving, garage door opener and 2 remotes, central vacuum system and three sets of hoses and tools. Yard - Shed, chicken coop and run, Rain Barrels x 2, Bird Houses x 5, Raised Garden beds x 7, Garden Trellis**

Property Listed By: **CIR Realty**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123