

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

MLS® #A2226580

**\$850,000**

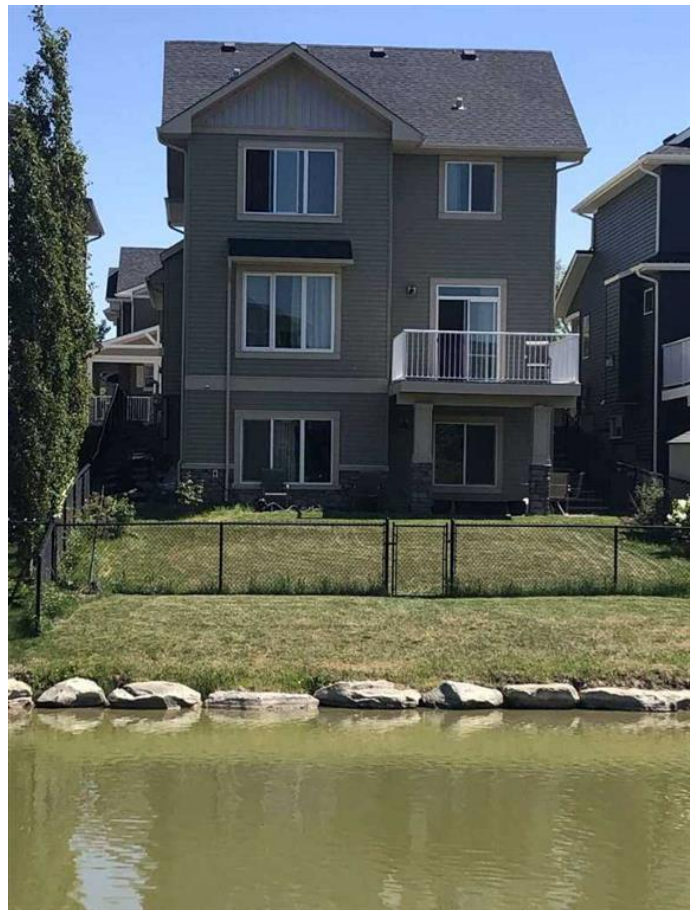
3 Bedroom, 3.00 Bathroom, 2,010 sqft

Residential on 0.08 Acres

Bayside, Airdrie, Alberta

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

## Additional Information

Date Listed	May 31st, 2025
Days on Market	89
Zoning	R1-L

## Listing Details

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



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.