



190 Baywater Way Airdrie Alberta

\$1,075,000

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 vi...

4pc Bathroom 10.17 Ft x 4.92 Ft
5pc Bathroom 9.25 Ft x 7.67 Ft
Bedroom 10.17 Ft x 9.00 Ft
Bedroom 10.33 Ft x 9.92 Ft
Bonus Room 17.08 Ft x 13.00 Ft
Laundry room 9.25 Ft x 5.75 Ft

Kitchen 10.67 Ft x 9.75 Ft
Office 9.83 Ft x 9.08 Ft
Living room 13.42 Ft x 16.00 Ft
Furnace 10.75 Ft x 5.83 Ft
2pc Bathroom 5.00 Ft x 4.92 Ft
Bedroom 11.25 Ft x 10.67 Ft

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Primary Bedroom 14.08 Ft x 15.58 Ft

Other 9.33 Ft x 5.08 Ft

4pc Bathroom 5.08 Ft x 9.25 Ft

Bedroom 10.50 Ft x 10.50 Ft

Dining room 13.00 Ft x 9.50 Ft

Other 11.50 Ft x 6.00 Ft

Living room 14.00 Ft x 14.75 Ft