



# 1846 Baywater Street Airdrie Alberta

\$825,000

Bayside canal living brings a peaceful backdrop to this expansive 6 bedroom home (including 4 bedrooms up!), where over 3,300 sq ft of developed space, a finished walkout 2 bedroom basement illegal suite and direct pathway access shape an exceptional everyday lifestyle. Move-in ready and beautifully presented, the open main floor pairs a neutral colour palette with warm hardwood flooring and abundant natural light. Gather around the focal fireplace in the inviting living room while oversized windows frame the outdoors and keep the space bright throughout the day. Anchoring the heart of the home, a striking kitchen makes cooking and entertaining effortless with granite countertops, a massive centre island, full-height cabinetry, stainless steel appliances and a walk-through pantry that simplifies unloading groceries. Surrounded by windows, the adjoining dining area captures canal views and connects to the upper deck for an easy transition from indoor meals to summer evenings outside. Tucked away from the main gathering spaces, a versatile den gives work, study, hobbies or fitness their own dedicated place, while a powder room completes this level. Upstairs, a huge vaulted bonus room becomes a natural destination for movie nights, games and relaxed family time, enhanced by multiple oversized windows. Retreat to the spacious primary bedroom with its large walk-in closet and luxurious ensuite appointed with dual vanities, a jetted soaker tub and separate oversized shower. Three additional bedrooms, a stylish 4-piece bathroom and convenient upper laundry round out a layout designed with busy households in mind. Downstairs, the finished walkout expands the home's flexibility with a 2 bedroom illegal suite, separate entrance and separate laundry. Luxury vinyl plank flooring carries through the open living area, where a comfortable family room flows into an eat-in kitchen ...

Family room 14.92 Ft x 13.83 Ft

Kitchen 12.83 Ft x 7.83 Ft

Laundry room 11.25 Ft x 4.75 Ft

Furnace 8.17 Ft x 7.67 Ft

Bedroom 10.58 Ft x 9.00 Ft

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4pc Bathroom 9.00 Ft x 7.42 Ft

Foyer 7.08 Ft x 6.00 Ft

Living room 14.08 Ft x 12.92 Ft

Kitchen 15.42 Ft x 10.67 Ft

Dining room 9.67 Ft x 9.67 Ft

Den 10.33 Ft x 9.33 Ft

2pc Bathroom 5.25 Ft x 4.92 Ft

Bonus Room 19.33 Ft x 15.42 Ft

Laundry room 5.08 Ft x 5.08 Ft

Primary Bedroom 16.33 Ft x 11.08 Ft

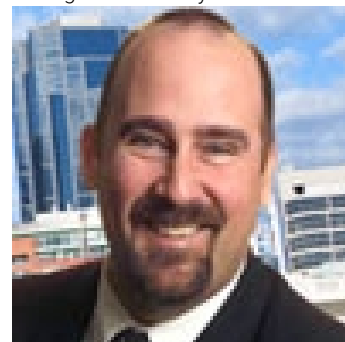
Other 8.67 Ft x 4.92 Ft

5pc Bathroom 10.08 Ft x 9.25 Ft

Bedroom 12.25 Ft x 10.67 Ft

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#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca