

# \$549,999 - 170 Baywater Rise Sw, Airdrie

MLS® #A2233875

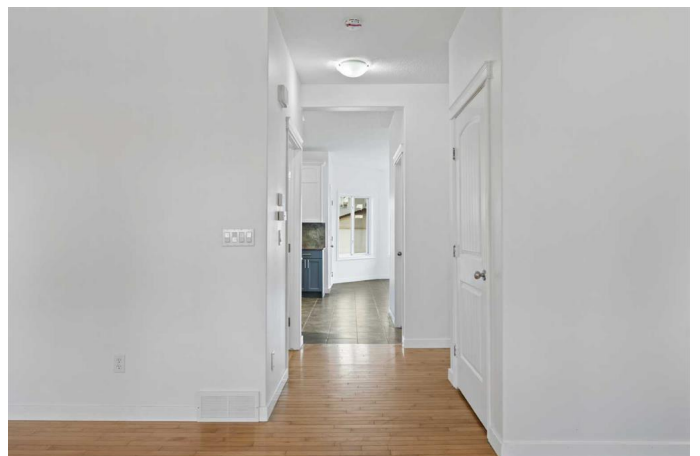
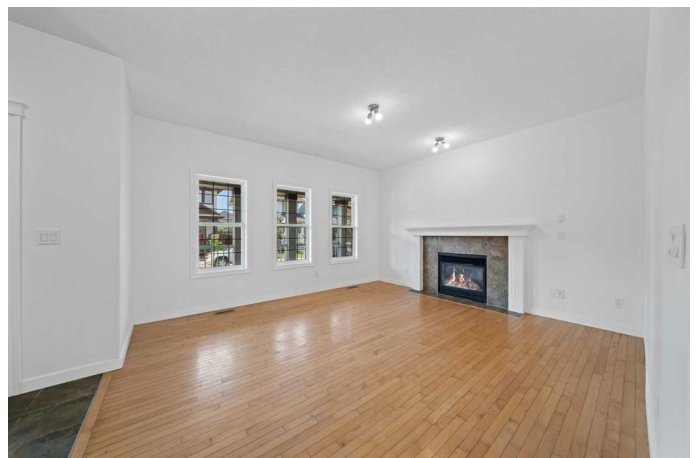
**\$549,999**

3 Bedroom, 3.00 Bathroom, 1,903 sqft

Residential on 0.09 Acres

Bayside, Airdrie, Alberta

Welcome to your next chapter in Bayside—a vibrant, family-friendly community surrounded by scenic canals, top-rated schools, and everything Airdrie has to offer. This well-designed 2-storey home offers 1,902 sq ft of functional living space and a layout that truly works for a growing family. The main floor features a bright living room featuring a gas fireplace, a dedicated dining area for family meals and entertaining, a flexible front den, main floor laundry, and a kitchen that checks all the boxes: striking two-toned cabinetry, updated stainless steel appliances, a pantry, and loads of counter space. Step right out to your spacious backyard with a large deck—perfect for relaxing or hosting friends and family. Upstairs, unwind in the sunny bonus room, ideal for movie nights or a kids' play area. You'll also find two generously sized bedrooms, a 4-piece bathroom, and a private primary retreat with a large closet and full ensuite. This home has seen several recent improvements, including new laminate flooring throughout, a new hot water tank, and modernized lighting fixtures—giving it a fresh and updated feel from top to bottom. The unfinished basement is wide open with three large windows, offering flexibility and natural light—perfect for adding bedrooms, a home gym, or a media room down the line. Outside, the backyard provides ample space to enjoy, and the rear parking pad is ready for your future double garage. Offering great value, a family-friendly layout, and plenty of room to



grow, this Bayside beauty is move-in ready with potential to make it your own. Ideally located near walking paths, parks, shopping, schools, and transit—this is the one you've been waiting for.

Built in 2007

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2233875    |
| Price          | \$549,999   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,903       |
| Acres          | 0.09        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 170 Baywater Rise Sw |
| Subdivision | Bayside              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 0B2              |

### Amenities

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |
| # of Garages   | 2           |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Pantry, Storage, Vinyl Windows, Walk-In Closet(s) |
|-------------------|-------------------------------------------------------------------------------------|

|                 |                                                                                       |
|-----------------|---------------------------------------------------------------------------------------|
| Appliances      | Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer, Window Coverings |
| Heating         | Forced Air, Natural Gas                                                               |
| Cooling         | None                                                                                  |
| Fireplace       | Yes                                                                                   |
| # of Fireplaces | 1                                                                                     |
| Fireplaces      | Gas                                                                                   |
| Has Basement    | Yes                                                                                   |
| Basement        | Full, Unfinished                                                                      |

## Exterior

|                   |                                                                                                       |
|-------------------|-------------------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                                          |
| Lot Description   | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                       |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                       |
| Foundation        | Poured Concrete                                                                                       |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 25th, 2025 |
| Days on Market | 6               |
| Zoning         | R1-L            |

## Listing Details

|                |                               |
|----------------|-------------------------------|
| Listing Office | Century 21 Bamber Realty LTD. |
|----------------|-------------------------------|

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