

**83 Baywater Rise SW
Airdrie, Alberta****MLS # A2253094****\$789,900**

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Low Maintenance Landscap		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Walk-Out To Grade	LLD:	-
Exterior:	See Remarks, Stone, Vinyl Siding, Wood Frame	Zoning:	DC-33-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Hot Tub, Trampoline.		

Welcome to a home that feels more like a year-round getaway than just a place to live. Backing directly onto a serene pond, this property offers maintenance-free outdoor living with some of the best views in the community. Imagine starting your mornings with ducks gliding across the water and peaceful walking paths right outside your door. Spend summer afternoons paddling the canal or unwinding in your private hot tub. In winter, the pond transforms into your own skating rink—beautifully lit for evening skates under the stars. This home is designed for both relaxation and play. A front-yard putting green adds a touch of fun, while the backyard is all about low-maintenance enjoyment. With only one neighbour and green space on the other side, you'll love the privacy and open feel. This FAMILY HOME includes 4 BEDROOMS + 3 Full Baths and UPGRADES GALORE! Loads of natural light throughout this home with the entire back wall of the house loaded with windows, 9' ceilings on the main & walkout level. Designer colors, upgraded fixtures, window treatments, central air conditioning & more! Convenient home office on the main level (or 4th bedroom) to ensure you have a bigger/brighter working space. Gorgeous Kitchen with custom RICH cabinets, stainless appliances, granite counters, upgraded light fixtures & high-end millwork. A large Island, ample cupboard & counter space and large dining area sets this home apart from the rest! Beautiful fireplace is the focal point of your living room and an OPEN PLAN perfect for entertaining. The West facing balcony lends plenty of room for a full patio set & a gas line to your BBQ! Walkout stamped concrete patio, HOT TUB with built in shutter system for added privacy, maintenance free yard with another great lower deck space & fire pit area (or fits an outdoor pool nicely)! PADDLE away down

the canal and enjoy the open treed space/gorgeous bridge on the one side of your paradise! Central vac system, water softener, tankless hot water, brand new paint & carpet, this home is LOADED UP! Upper level includes a HUGE BRIGHT BONUS ROOM, Retreat to your PRIMARY BEDROOM at the back of the house to CAPTURE THE BREATHTAKING VIEWS, SPA-LIKE full en suite and walk-in closet. UPPER LEVEL LAUNDRY, two more generous bedrooms & another full bathroom complete the upper nicely. Walkout level is host to again 9’ ceilings, with a HOME GYM/REC SPACE & awaiting your creative touches to finish off this beautiful home. Over-sized Double Attached HEATED GARAGE & professional landscaping just add to this incredible pkg. Whether you're entertaining friends, enjoying quiet evenings by the water, or making the most of four-season outdoor living, this property is truly one-of-a-kind. Don't just buy a house-embrace a lifestyle. Walking distance to parks, paths, amenities, schools & easy access out of town for the commuter. Book your private showing today!