

# \$949,900 - 190 Baywater Way Sw, Airdrie

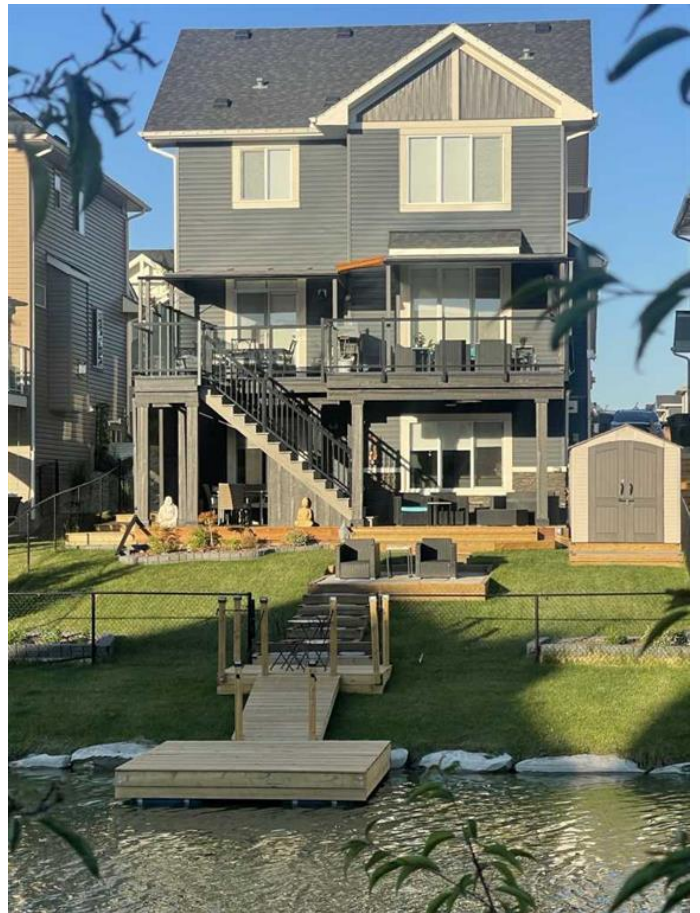
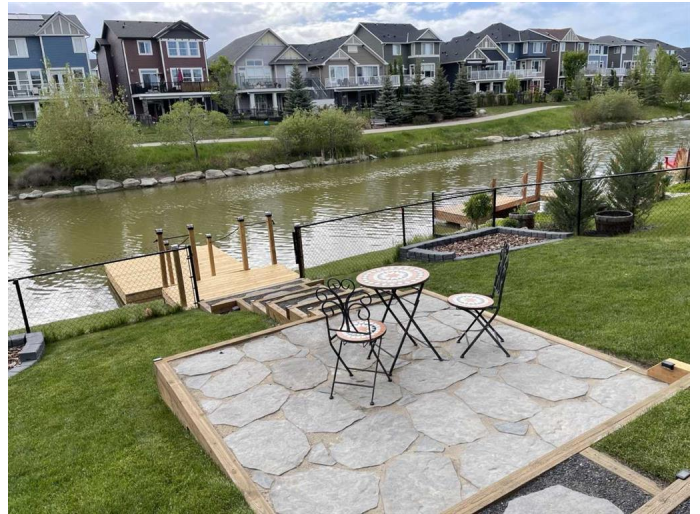
MLS® #A2206647

**\$949,900**

5 Bedroom, 4.00 Bathroom, 2,030 sqft  
Residential on 0.12 Acres

Bayside, Airdrie, Alberta

\*\*\*O\*P\*E\*N\*\* H\*O\*U\*S\*E\*\*SUNDAY MAY 15, 1PM - 3PM....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 vinyl plank  
flooring. New exterior stairs are finished with  
PVC planking & main floor covered deck has  
custom roll-down outdoor patio/privacy  
screens, custom stainless-steel BBQ centre, &  
2 privacy walls for year-round enjoyment.  
Relax by the outdoor firepit area by your own  
private dock or unwind on the expanded  
basement deck with covered roof, under-stair  
storage & privacy wall, combined w solar  
garden lights & programmable LED  
"Christmas" lights to add to the evening  
ambiance. There is an additional parking pad  
in the front yard & custom built side entrance  
with stairs/railing/lighting. New cabinetry was  
installed in the upper-level laundry & additional  
cabinet/sink on the main floor bath for  
improved functionality. This stunning home is  
truly a one-of-a-kind gem, with over \$300,000  
recently spent to make sure all is showroom  
quality. Whether you're relaxing on your  
private dock, hosting friends on the massive  
decks, or enjoying the comfort of your all new  
interior, you can live a lifestyle of luxury &  
convenience.

Built in 2016

### Essential Information

|          |           |
|----------|-----------|
| MLS® #   | A2206647  |
| Price    | \$949,900 |
| Bedrooms | 5         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,030       |
| Acres          | 0.12        |
| Year Built     | 2016        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |



### Community Information

|             |                     |
|-------------|---------------------|
| Address     | 190 Baywater Way Sw |
| Subdivision | Bayside             |
| City        | Airdrie             |
| County      | Airdrie             |
| Province    | Alberta             |
| Postal Code | T4B3V5              |

### Amenities

|                |                                                                             |
|----------------|-----------------------------------------------------------------------------|
| Parking Spaces | 4                                                                           |
| Parking        | Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front |
| # of Garages   | 2                                                                           |
| Is Waterfront  | Yes                                                                         |
| Waterfront     | Canal Access, Canal Front                                                   |

### Interior

|                   |                                                                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Breakfast Bar, Ceiling Fan(s), Central Vacuum, Granite Counters, Kitchen Island, Vinyl Windows, Walk-In Closet(s)                                                  |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Garburator, Microwave, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator |
| Heating           | Central, Natural Gas                                                                                                                                                    |
| Cooling           | Central Air                                                                                                                                                             |
| Fireplace         | Yes                                                                                                                                                                     |
| # of Fireplaces   | 4                                                                                                                                                                       |
| Fireplaces        | Basement, Electric, Family Room, Gas, Living Room, Other                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                     |

Basement                      Exterior Entry, Finished, See Remarks, Suite, Walk-Out

**Exterior**

Exterior Features      BBQ gas line, Dock  
Lot Description        Back Yard, Gazebo, No Neighbours Behind, See Remarks, Waterfront  
Roof                      Asphalt Shingle  
Construction          Stone, Vinyl Siding  
Foundation            Poured Concrete

**Additional Information**

Date Listed             March 27th, 2025  
Days on Market        80  
Zoning                   R1

**Listing Details**

Listing Office           CIR Realty

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