

# \$599,900 - 166 Baywater Rise Sw, Airdrie

MLS® #A2221430

**\$599,900**

3 Bedroom, 3.00 Bathroom, 1,560 sqft

Residential on 0.08 Acres

Bayside, Airdrie, Alberta

Stunning design and elegant upgrades make this Bayside of Airdrie home a standout.

\*\*\*UPGRADES\*\*\* include Oversize Double Garage (2022), all Wi-Fi Enhanced Refrigerator, Stove, Microwave and hood fan (Dec 2023), full length kitchen cabinet (2023; \$3000), most of plugs & switches, a front door glass insert and frosted the surrounding glass around the door, floating TV stand and an electrical outlet to the family room wall, modern window blinds from the stairs up, some light fixtures for a modern look, secured fencing (2023) for children, Gazebo, repainted the deck, repainted the house and exterior trims (2023). A beautiful Mayday tree shades the south-facing front yard, adding curb appeal to the tidy garden beds and covered front porch. \*\*\*MAIN LEVEL\*\*\* (FAMILY AREA, KITCHEN, DINING, POWDER ROOM, PANTRY, CLOSETS) Transoms, sidelight windows, and a new glass insert in the front door brighten the entryway. A stylish living room with feature walls, laminate plank floors, and tons of NATURAL LIGHT creates a chic vibe that begs you to relax and enjoy the scenery. Down the hall, the gorgeous open concept was made for family time and gatherings. A kitchen in dark tones strikes the perfect balance of modern and inviting, with cozy subway tile backsplashes and a five-panel PANTRY door alongside sleek granite counters and brand-new stainless appliances. A new floor-to-ceiling cabinet creates additional functionality. An EAT-UP



ISLAND is the hub that allows conversation to flow while you prep a meal or wash up as you entertain. Unique lighting and 9 FT. CEILINGS feel refined, and small details like plugs and switch plates have been updated too. The dining area is filled with sunlight through SLIDING PATIO DOORS. The family room is comfortable and aesthetic with LARGE WINDOWS, new drapes, a floating entertainment shelf, and an elevated outlet for a cordless visual. Closets are plentiful, and a powder room conveniently finishes this floor.

\*\*\*UPPER LEVEL\*\*\* Upstairs, a serene primary suite exudes charm with a plank accent wall and big windows. A WALK-IN CLOSET is a desirable feature, and the ensuite is luxurious, complete with a glassed-in shower, DUAL SINKS, and a separate wash closet. Two more generous bedrooms are an ideal family layout, sharing the well-appointed main bathroom. A linen closet and laundry on this storey are handy design choices, and modern new blinds are in all the upstairs rooms. \*\*\*BASEMENT\*\*\*

Downstairs, the unfinished basement is insulated and has two windows, plus a ROUGH-IN FOR A BATHROOM and CENTRAL VAC. The furnace was serviced this year so all you need to do is bring your ideas.

\*\*\*EXTERIOR\*\*\* Your backyard paradise begins with a freshly painted deck, where a new GAZEBO offers shade, privacy, and bug-free dining, and the HOT TUB beckons you to unwind. The wood on the house has also been repainted. NO-MAINTENANCE LANDSCAPING and new fencing on one side frees you up from yard work, and the oversized double garage has room for off-street parking.

Built in 2014

## **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2221430    |
| Price          | \$599,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,560       |
| Acres          | 0.08        |
| Year Built     | 2014        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 166 Baywater Rise Sw |
| Subdivision | Bayside              |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B 3V4              |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Parking Spaces | 2                                 |
| Parking        | Double Garage Detached, Oversized |
| # of Garages   | 2                                 |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows, Crown Molding |
| Appliances        | Dishwasher, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings   |
| Heating           | Forced Air  |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Back Lane, Gazebo, Lawn, Low Maintenance Landscape, Rectangular Lot |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding, Wood Frame                                     |
| Foundation        | Poured Concrete   |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | May 23rd, 2025 |
| Days on Market | 8              |
| Zoning         | R1-L           |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | Greater Calgary Real Estate |
|----------------|-----------------------------|

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