

# \$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 transitâ€”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)
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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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