

# \$749,000 - 30 Baywater Cape Sw, Airdrie

MLS® #A2196799

**\$749,000**

3 Bedroom, 3.00 Bathroom, 2,186 sqft  
Residential on 0.10 Acres

Bayside, Airdrie, Alberta

Don't miss your chance to own this stunning corner-lot home in Bayside, tucked away on a cul-de-sac, offering fantastic curb appeal and a welcoming front porch. Extra windows flood the space with natural light, creating a bright and inviting atmosphere that makes this house feel like a home from the moment you walk in.

As you step inside, you'll immediately notice the thoughtful layout, starting with a main-floor den, ideal for a home office or a cozy sitting area. The open-concept living area flows effortlessly, with hardwood and tile flooring throughout, a cozy living room complete with a gas fireplace, and a spacious dining area that's perfect for both everyday meals and hosting friends. The recently updated kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, and ample space to prepare meals and entertain. A 2-piece bathroom rounds out the main floor, offering convenience and style.

Upstairs, the home continues to impress. A beautiful staircase leads to the second level, where you'll find a bright and sunny bonus room—perfect for a media room, playroom, or an additional lounging area. The spacious primary suite is an inviting retreat, complete with a walk-in closet and a private en suite that's perfect for unwinding after a long day. Two additional bedrooms, a full bathroom,



and a separate laundry area provide plenty of space for the whole family. The undeveloped basement presents endless possibilities, whether you dream of a home gym, a recreation room, or an additional living area to suit your needs.

With brand-new carpets, fresh paint throughout, air conditioning, and custom blinds, this home is truly move-in ready. The fully landscaped backyard is perfect for enjoying sunny days, offering a large deck for entertaining and a shed for extra storage. The attached double garage adds even more convenience.

This home is ideally located just steps from the canals and walking paths, and the convenience of local schools is unbeatable. The elementary school is just a short walk away, while the middle school bus stop is conveniently across the street, and the high school is just down the road. With everything so close, you can spend less time commuting and more time enjoying the best of Bayside living.

Bayside is one of Airdrie's most desirable communities, known for its peaceful ambiance and close-knit atmosphere. With scenic canals, picturesque walking paths, parks, and playgrounds, plus easy access to shopping, dining, and amenities, it's a place where you can truly feel at home. Whether you're looking for a quiet retreat or a vibrant community to make your own, Bayside offers the perfect setting to live your best life.

Built in 2009

### **Essential Information**

MLS® #	A2196799
Price	\$749,000

Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,186
Acres	0.10
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	30 Baywater Cape Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0B3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	Private Yard
-------------------	--------------

Lot Description	Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 27th, 2025
Days on Market	14
Zoning	R1

### **Listing Details**

Listing Office	eXp Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.