

# \$635,000 - 30 Baywater Cape Sw, Airdrie

MLS® #A2218370

**\$635,000**

3 Bedroom, 3.00 Bathroom, 2,186 sqft

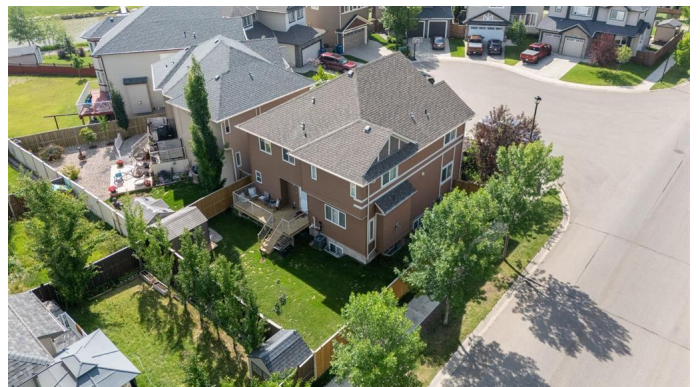
Residential on 0.10 Acres

Bayside, Airdrie, Alberta

Don't miss your chance to own this stunning corner-lot home in Bayside, tucked away on a quiet cul-de-sac with fantastic curb appeal and a welcoming front porch. Extra windows fill the home with natural light, creating a bright, inviting atmosphere from the moment you step inside. The main floor begins with a versatile den—perfect for a home office or cozy sitting area—then opens to a warm, open-concept living space with hardwood and tile floors, a gas fireplace, and a spacious dining area. The updated kitchen boasts stainless steel appliances, granite countertops, and ample prep space, while a stylish 2-piece bath completes the level.

Upstairs, a sunny bonus room is ideal for a media area or playroom. The primary suite offers a walk-in closet and private en suite, joined by two additional bedrooms, a full bath, and a convenient laundry room. The undeveloped basement is ready for your ideas—home gym, rec room, or extra living space.

With FRESH PAINT, BRAND-NEW CARPET, CUSTOM BLINDS, AIR CONDITIONING, DECK, FENCE, LANDSCAPING, AND SHED—all already done—this home is truly move-in ready. WHY WAIT FOR NEW CONSTRUCTION when you can move in within 15 days and have WINDOW COVERINGS, WASHER, DRYER, AND AC INCLUDED? The LOCATION is unbeatable—STEPS to the CANALS and



walking paths, STEPS to the ELEMENTARY SCHOOL, the middle school bus stop just across the street, and the high school nearby. Bayside is one of Airdrie's most desirable communities, known for its scenic canals, walking trails, parks, and close-knit feel, all just minutes from shopping, dining, and amenities.

Built in 2009

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2218370    |
| Price          | \$635,000   |
| 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 | Granite Counters, Open Floorplan, Walk-In Closet(s), No Smoking Home                                 |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Window Coverings, Garage Control(s), Range Hood |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Fireplace         | Yes                                                                                                  |
| # of Fireplaces   | 1                                                                                                    |
| Fireplaces        | Gas                                                                                                  |
| Has Basement      | Yes                                                                                                  |
| Basement          | Full                                                                                                 |

## Exterior

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

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 19th, 2025 |
| Days on Market | 134             |
| Zoning         | R1              |

## Listing Details

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

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