

# \$899,000 - 2765 Baywater Landing Sw, Airdrie

MLS® #A2182271

**\$899,000**

3 Bedroom, 3.00 Bathroom, 2,313 sqft

Residential on 0.01 Acres

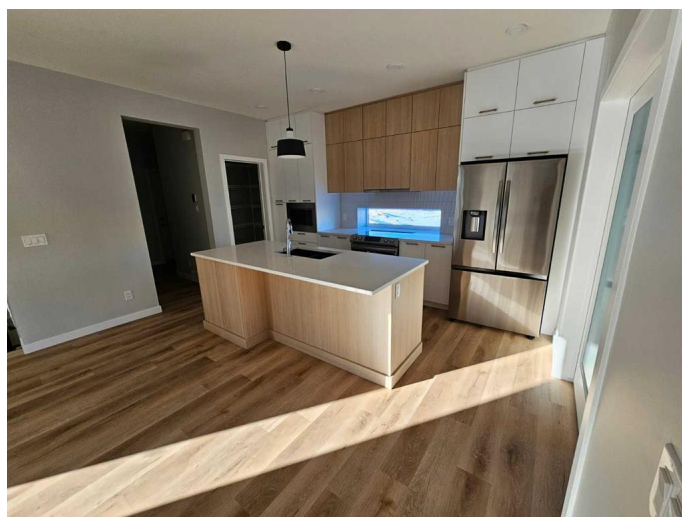
Bayside, Airdrie, Alberta

NET-Energuide ZERO Home in Airdrie's Bayside Estates, now for sale. This 2313 ft<sup>2</sup> two story home is loaded with energy efficiency essentials, and rear attached garage. Blower Door Tested at just 0.74 Air Changes/Hour! 2" Rigid foam insulation from footing to the floor above on the foundation wall, 2x6" basement walls with R-22 batt insulation. Spray foam insulation under the concrete basement floor, and 2.0lb in between all joist ends. All walls above grade are double 2x4" walls, almost 9" thick of insulation! Attic insulation is R-60, with high heel trusses, to get that insulating value right out over the walls. Low flow plumbing ensure the least amount of water use possible. 200Amp panel with EV rough-in. 9.48KW, 24 Solar Panels generating power to the grid, and lessening the amount of power required from the grid. Two Electric furnaces controlled by two Amana Smart Thermostats attached to two separate heat pumps, and Heat Recovery ventilator. Great location, great home, low energy use. Seller may consider a rent to own.

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2182271  |
| Price     | \$899,000 |
| Bedrooms  | 3         |
| Bathrooms | 3.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,313       |
| Acres          | 0.01        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 2765 Baywater Landing Sw |
| Subdivision | Bayside                  |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B5K6                   |

### Amenities

|                |  |
|----------------|--|
| Utilities      | Electricity Connected, Fiber Optics at Lot Line, Garbage Collection, Phone Available, Sewer Connected, Water Connected |
| Parking Spaces | 4  |
| Parking        | Alley Access, Concrete Driveway, Double Garage Attached, Insulated, Rear Drive   |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Ceiling Fan(s), Quartz Counters  |
| Appliances        | Dishwasher, Refrigerator, Washer/Dryer, Electric Range, ENERGY STAR Qualified Appliances, Electric Water Heater, Garage Control(s), Range Hood |
| Heating           | Electric, ENERGY STAR Qualified Equipment, Fan Coil, Forced Air, High Efficiency, Heat Pump, Humidity Control, Solar                           |
| Cooling           | ENERGY STAR Qualified Equipment, Other   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Electric, Family Room  |
| Has Basement      | Yes  |
| Basement          | Full, Unfinished   |

Exterior

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Yard                   |
| Lot Description   | Back Lane, Back Yard, Level    |
| Roof              | Asphalt Shingle                |
| Construction      | Vinyl Siding, Composite Siding |
| Foundation        | Poured Concrete, Other         |



Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 9              |
| Zoning         | R-1L           |

Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | Manor Real Estate Ltd. |
|----------------|------------------------|

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