



**GRASSROOTS**  
REALTY GROUP

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1642 Baywater Street SW  
Airdrie, Alberta

MLS # A2223373



**\$919,500**

|           |                        |        |                  |
|-----------|------------------------|--------|------------------|
| Division: | Bayside                |        |                  |
| Type:     | Residential/House      |        |                  |
| Style:    | 2 Storey               |        |                  |
| Size:     | 2,755 sq.ft.           | Age:   | 2024 (1 yrs old) |
| Beds:     | 4                      | Baths: | 2 full / 1 half  |
| Garage:   | Double Garage Attached |        |                  |
| Lot Size: | 0.10 Acre              |        |                  |
| Lot Feat: | Back Yard, City Lot    |        |                  |

|             |                                                            |            |                                                     |
|-------------|------------------------------------------------------------|------------|-----------------------------------------------------|
| Heating:    | High Efficiency, Forced Air, Humidity Control, Natural Gas | Water:     | -                                                   |
| Floors:     | Linoleum, Vinyl Plank                                      | Sewer:     | -                                                   |
| Roof:       | Asphalt Shingle                                            | Condo Fee: | -                                                   |
| Basement:   | Full, Unfinished, Walk-Out To Grade                        | LLD:       | -                                                   |
| Exterior:   | Vinyl Siding, Wood Frame                                   | Zoning:    | R1-U                                                |
| Foundation: | Poured Concrete                                            | Utilities: | Electricity Connected, Natural Gas Connected, Sewer |
| Features:   | Double Vanity                                              |            |                                                     |

**Inclusions:** Water softener

The beautiful canal water view new build house by Genesis Home with 2 car attached garage with a walk out basement in to the canal system and very close the playgrounds. It has a large lot with an East backyard.. 4 bedrooms (one bedroom has no closet). A large family on the second floor comes with 6 windows with lots of very bright natural light. The main floor boasts a up graded. formal dining room, a living room with 6 windows , as well as a dining room with a 3 panel glass sliding door to the huge deck. Large kitchen with a lot of cabinets and quartz countertop, stylish flooring, stainless steel appliances and a second floor laundry room. Upstairs you will enjoy a huge master with a 5 piece ensuite soaker tub, walk-in closet and double sinks. Downstairs you will find main floor living room, dining room, and office room. The property is also in close proximity to school. This property has quick access to Downtown and is vacant and easy to show it.