



GRASSROOTS
REALTY GROUP

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2194 Bayview Drive SW
Airdrie, Alberta

MLS # A2242797



\$499,900

Division:	Bayview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,438 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, No Animal Home, No Smoking Home, Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave

Genesis Builders introduces a new product - street-side luxury townhomes with NO CONDO FEES! The Opal spec townhome offers an attached double garage with rooftop patio and offers low-maintenance living. The thoughtfully designed home offers over 1400 sq ft. plus an unfinished basement with 9' ceilings, ready for your ideas. On the main floor, you will find soaring 10'6" ceilings in the open-concept living space and large windows allowing natural light to flow through the space. The chef-inspired kitchen offers sleek cabinetry and stone counters and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, which is perfect for entertaining family and friends or keeping a watchful eye on the kids. Complimenting the main floor is a convenient half bath and mud room off the attached 20 x 22 garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a tiled shower and a lovely walk-in closet. Two additional bedrooms, a full bath, a flex room, a 4-piece bath and laundry complete the upper level. Enjoy spending time on your upper rooftop patio, which is situated above the garage and is an excellent space for entertaining. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that the community has to offer for yourself! *Photos are of a previously sold model and are representative. Colours and finishes may vary. Area size was calculated by applying the RMS to the blueprints provided by the builder.

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