



**GRASSROOTS**  
REALTY GROUP

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**2162 Bayview Drive SW**  
**Airdrie, Alberta**

**MLS # A2242798**



**\$504,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,612 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.04 Acre		
<b>Lot Feat:</b>	Back Lane		

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

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

Genesis Builders introduces the Eli - a luxury street-side luxury townhome with NO CONDO FEES! The Eli townhome features an attached double garage, a rooftop patio, and offers low-maintenance living. The thoughtfully designed home offers over 1500 sq ft. plus an unfinished basement with 9-foot ceilings, ready for your ideas. Large windows and soaring ceilings on the main floor allow natural light to flow into the open-concept living space. The chef-inspired kitchen offers sleek cabinetry and stone countertops and is well-equipped with stainless steel appliances. The kitchen is tucked away, allowing for ample room for activities in the open-concept dining and living room space. A floor-to-ceiling tiled fireplace is the living room's focal point. Complementing the main floor is a convenient half bath, storage, and access to the attached 20 x 22 garage, which is large enough for a truck. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a spacious shower, his and hers sinks and a walk-in closet. Two additional bedrooms, a full bathroom, a flex room, a 4-piece bathroom, and laundry facilities complete the upper level. Enjoy spending time on your upper rooftop patio, situated above the garage, which 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, which will convert into a skating rink in the winter. Come and see for yourself all the amenities the community has to offer!