



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

528 Baywater Manor SW
Airdrie, Alberta

MLS # A2243986



\$874,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,683 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, French Door, High Ceilings, Kitchen Island, Quartz Counters, Soaking Tub, Vinyl Windows		

Inclusions: Fridge, cook top, built in wall oven, built in microwave, hood range, dishwasher, stove, hood fan, AC, washer, dryer

Genesis Builders Group presents a truly show-stopping and meticulously upgraded residence situated on a large pie-shaped lot just steps from scenic parks, pathways and Nose Creek Elementary. This air-conditioned four-bedroom home blends luxurious living with thoughtful functionality, perfect for growing families with meticulous style. Step inside and be greeted by soaring 10-foot ceilings, elegant luxury vinyl tile flooring, and a warm, cohesive colour palette that creates an inviting and refined atmosphere throughout the home. The chef-inspired kitchen is the heart of the home, featuring floor-to-ceiling cabinetry, a large central island, and a premium stainless steel appliance package, including a built-in wall oven and cooktop, perfect for the home chef. An adjacent spice kitchen with ample cabinetry provides extra storage and preparation. The open-concept design flows seamlessly into the dining area and spacious living room, where a stunning floor-to-ceiling tiled fireplace serves as a dramatic focal point. A private main floor office, elegant powder room, and functional mudroom off the 22x22 garage round out the main level. Upstairs, a beautiful millwork spindle staircase leads to a central bonus room with vaulted ceilings, which is the perfect retreat for family movie nights. The primary suite is a true sanctuary featuring an oversized walk-in closet that's sure to impress, and a spa-inspired ensuite complete with dual sinks, a luxurious soaker tub, and a separate glass shower. Three additional generously sized bedrooms, all with walk-in closets, share a large bathroom with dual sinks for convenience. A well-appointed laundry room completes the upper level, adding ease to daily routines. The basement is unspoiled and waiting for your design ideas. This home offers everything from luxury, function, and location. Don't miss your chance to own this

beautifully upgraded, move-in-ready masterpiece! (Area size was calculated by applying the RMS to the blueprints provided by the builder)