



**GRASSROOTS**  
REALTY GROUP

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

**533 Baywater Manor SW**  
**Airdrie, Alberta**

**MLS # A2247445**



**\$728,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,040 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>	0.09 Acre		
<b>Lot Feat:</b>	Other		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s)		

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

Step into this stunning brand-new Genesis home showcasing 9-foot ceilings and stylish LVP flooring that flows seamlessly across the open-concept main floor. Perfect for entertaining and everyday living, the space blends a welcoming living room, dining area, and a chef-inspired kitchen that opens onto a sunny west-facing backyard. The kitchen features a sophisticated two-tone colour palette, floor-to-ceiling cabinetry, and a sleek stainless steel appliance package. A walkthrough pantry leads to a well-planned mudroom connected to the spacious “garage. A convenient powder room completes the main level. Upstairs, soaring ceilings and a dramatic open bannister set the tone as you arrive at the central bonus room, a perfect gathering space for family or relaxation. The primary suite is a true retreat with a spa-inspired ensuite, offering dual sinks, a luxurious soaker tub, a beautifully tiled shower, and a dream-worthy-sized walk-in closet. Two additional bedrooms, each with its own walk-in closet, a full 4-piece bath, and a dedicated laundry room complete the upper level. The basement with a private side entrance is an open canvas, ready to be transformed into whatever best suits your lifestyle. This home combines thoughtful design, modern finishes, and incredible functionality. Don’t miss the opportunity to make it yours! (Area size was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed).