



GRASSROOTS
REALTY GROUP

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287 Baywater Way SW
Airdrie, Alberta

MLS # A2256960



\$659,888

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home		

Inclusions: none

This former Genesis show home is fully upgraded and ideally located in Bayside. The main floor boasts an open floor plan with spacious principal rooms, pristine engineered high-end laminate flooring, a beautifully designed kitchen with full-height cabinets, striking granite countertops, and high-end stainless steel appliances, plus a main floor office that can serve as a fourth bedroom. Upstairs, you'll find an expansive bonus room, a large primary suite complete with a 4-piece ensuite and walk-in closet, two generous secondary bedrooms, and a convenient laundry room with extra cabinetry. Designer wallpapered feature walls add character throughout the home, while the basement is insulated, wired, and drywalled—ready for your personal touch. Additional highlights include upgraded window coverings, central A/C, a large deck with a privacy screen, new vinyl and wood fencing, and a beautifully maintained yard with underground sprinklers.