



GRASSROOTS
REALTY GROUP

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609 Baywater Manor SW
Airdrie, Alberta

MLS # A2265202



\$559,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,756 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this fully upgraded 4 bedroom, 3 full bathroom home located in the desirable Bayside community of Airdrie, close to schools, shopping, walking pathways, parks, and all amenities. The main floor features an open concept layout with a large upgraded kitchen that includes stainless steel appliances, upgraded cabinets, a spacious island, and a big pantry, along with a full bedroom and full bathroom that add flexibility for guests or extended family. Upstairs you will find a spacious primary bedroom with a walk-in closet, two additional bedrooms, another full bathroom, and a convenient laundry area. The basement offers a separate side entry, 9 foot ceilings, and excellent potential to be developed to suit your needs. The exterior is complete with front and back landscaping, a paved back lane, and a concrete garage pad at the back that provides parking and future garage development potential. Don't miss out on this incredible opportunity—schedule your viewing today.