



**GRASSROOTS**  
REALTY GROUP

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

**342 Baywater Common SW  
Airdrie, Alberta**

**MLS # A2275464**



**\$745,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,127 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Insulated, Oversized		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Interior Lot, Lawn, Level, Rectangular		

<b>Heating:</b>	High Efficiency, Forced Air, Humidity Control	<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	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	NA		

Move-in ready, sparkle-on-arrival &mdash; this quick-possession SPEC home by McKee Homes on a 40-ft wide lot in Airdrie's desirable Bayside Estate is the one that checks all the boxes. Bright, efficient and seriously livable, it's built for real life &mdash; entertaining friends, working from home, and hosting sleepovers without stepping on toes. Why you'll fall in love - Three large bedrooms &mdash; roomy primary plus two generous secondary bedrooms that won't require furniture Tetris. Big closets, big light, big comfort. Spacious bonus room &mdash; the upstairs hangout everyone wants: media nights, playroom, gym, or a teen study zone &mdash; plenty of space to spread out. Office on the main floor &mdash; tucked away for focused work or study, perfect for remote days without losing the connection to family life. Open floor plan &mdash; main level flows effortlessly: kitchen to dining to living area, so conversation (and snacks) move freely. Ideal for entertaining or keeping an eye on kids. Oversized garage &mdash; room for vehicles plus toys, storage or a workshop bench &mdash; more than just parking. Tons of upgrades throughout &mdash; thoughtfully finished with upgraded touches that elevate daily life: higher-end fixtures and trim, premium flooring, and attention to detail that reads like value at every turn. High-efficiency built home &mdash; designed and constructed with efficiency in mind so you benefit from better comfort and lower operating costs. The Vibe - Contemporary curb appeal on a practical 40-ft width, with a layout that feels larger than its footprint. The open main level floods with natural light and creates an immediate "welcome home" energy. Upstairs, the bonus room becomes the flexible heart of family life while the bedrooms remain peaceful retreats. Perfect For - Buyers who want a modern,

move-in-ready home with smart functionality: professionals who work from home, growing families who need flexible space, or anyone who wants a turn-key lifestyle without sacrificing style or efficiency. Ready to tour? This McKee Homes Bayside Estate spec is set up to impress &mdash; quick possession means you could be in before the season changes.