



**GRASSROOTS**  
REALTY GROUP

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

**1642 Baywater Street SW**  
**Airdrie, Alberta**

**MLS # A2281743**



**\$895,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,767 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this striking new-build family home by Genesis Home in the desirable Bayside community, offering 4 Bedrooms, a large Bonus Room, 2.5 Baths, 2,767 sq.ft. of thoughtful living space. Backing directly onto a walking path and the scenic canal, this residence invites a lifestyle of connection with nature and outdoor enjoyment. Step inside the inviting front porch to the main level with 9-ft ceilings and vinyl plank flooring throughout. To the left is a Den, ideal for home office or quiet retreat. The heart of the home unfolds with an East-facing open floor plan, where three large windows frame the walking path and canal, flooding the space with light. The well-appointed white Kitchen features a centre island, quartz countertops, ample cabinetry and extra storage, stainless steel appliances and a walk-through pantry. The large Living Room with built-in media station and the spacious Dining Area that are great for entertaining with friends and family. From the Dining Room via a 3-panel sliding patio door to a deck, complete with gas hookup and beautiful canal views. Imagine sitting out on the deck to enjoy your morning coffee with a nice view of the Canal to start your day. From the Kitchen and pantry you enter a well-designed Mudroom with built-in cabinets and bench, which leads to the double attached garage. A powder room rounds out the main level. On the upper level, you'll find a large Bonus/Family Room, a spacious Primary Bedroom with canal-view window, and a spa-inspired 5-piece ensuite featuring a double vanity, freestanding soaking tub and large walk-in closet. Three additional Bedrooms, a 5pc Bath and a conveniently located Laundry Room complete this level. The walk-out basement is currently unfinished but includes a bathroom rough-in and dual furnaces—representing great potential for future development. Step outside to the

East-facing backyard that backs directly onto the walking path and canal—;with gated access to the path—;creating a seamless indoor-outdoor connection and a true extension of the home’s living space. Enjoy the patio area with a second gas hookup, perfect for outdoor dining or a future fire table setup. Located in Bayside, this home offers you the best of family-friendly design and location. The community is known for its picturesque canals, scenic walking paths and abundant green space. With easy access to schools, shopping and transit, it offers both tranquility and convenience. A rare opportunity to own a brand-new family home with canal-side living, premium layout and an unbeatable setting.