



2226 Bayview Drive SW
Airdrie, Alberta

MLS # A2289337



\$489,900

Division:	Bayview		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,589 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

Welcome to 2226 Bayview Drive, the "Eli" - the largest floor plan option available by Genesis Builders Group. This beautifully finished NO CONDO FEE street-side townhome offers almost 1600 sq ft. of well-designed living space with 3 bedrooms, 2.5 bathrooms and a flex space on the 2nd floor, plus an unfinished basement with 9-foot ceilings, ready for your ideas. Large windows and soaring ceilings on the main floor let natural light fill the open-concept living space. The chef-inspired kitchen features sleek cabinetry and stone countertops and is well-equipped with stainless-steel appliances. The kitchen is tucked away yet still feels open and inviting, providing ample room for activities in the open-concept dining and living room. A floor-to-ceiling tiled fireplace is the living room's focal point. Complementing the main floor is a convenient half bath, storage, and access to the attached double garage, which is large enough for a truck. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a shower, his-and-hers sinks, and a walk-in closet. Two additional bedrooms, a full bathroom, a flex room, a 4-piece bathroom, and laundry facilities complete the upper level. Enjoy spending time on your upper rooftop patio, situated above the garage, which is an excellent space for entertaining. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre, and tennis courts, which will convert into a skating rink in the winter. Come and see for yourself all the amenities the community has to offer! *RMS has been applied to the construction drawings provided by the builder. Taxes to be assessed*