



**458 Baywater Green SW  
Airdrie, Alberta**

**MLS # A2299586**

**\$789,900**



<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,374 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

458 Bayview Green checks all the boxes. The Marconi by Genesis Builders features almost 2400 sq ft, 5 bedrooms, and 3 full bathrooms, and is thoughtfully designed for the busy household. The open-concept main-floor kitchen, dining room, and living room blend seamlessly, making it perfect for entertaining. The kitchen is a showstopper, featuring beautiful two-toned cabinetry, a stylish tile backsplash, quartz countertops, a sleek stainless steel appliance package, and an expansive island. This home is well equipped with a spacious mudroom off the sizeable garage and a spacious foyer with an open-to-above airy bannister stairwell. Upstairs, you will find an expensive suite with not only his and her sinks but also his and her closets! 3 additional bedrooms, a bonus room and a laundry room complete this floor. The unfinished basement has upgraded ceilings and a separate side entrance. \*Photos are of a previously sold model and are representative. Colours and finishes will vary. Area size was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed\*