



GRASSROOTS
REALTY GROUP

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545 Baywater Manor SW
Airdrie, Alberta

MLS # A2188630



\$769,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,108 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Range, Dishwasher, Built in Microwave

Genesis Builders presents the Primrose, a beautifully designed 2100 plus Sq Ft home offering 3 bedrooms upstairs, an additional 4th bedroom on the main floor, 3 full bathrooms and a handy tech space! Neutral tones compliment the home with a stylish black hardware and lighting package. 9' ceilings and luxury vinyl plank flooring guide you through the open-concept main floor living space. The chef's kitchen is open to the living room and dining room, which is perfect for entertaining and offers a crisp white colour pallet with chantilly lace cabinetry, elegant white quartz countertops, a silver backsplash and the extensive kitchen island which is offset with a thunder grey quartz countertop. The fourth bedroom, 4 pc bathroom, and mudroom off the 22'x20' garage complete the main floor. Head upstairs to a spacious primary retreat with a spa-like ensuite with double sinks, a stand-alone shower, a soaker tub, and a large walk-in closet. This will be your retreat at the end of the day. The additional 3 bedrooms are generous in size and function perfectly for the kids or guest room. This floor has a beautifully finished full guest bathroom, a laundry room, and a bonus room for the family to enjoy relaxing and watching a show. The basement has access from the side entrance and is a blank canvas with upgraded 9' ceilings. It awaits your design ideas. Situated in the desirable Bayside community, a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike park, and so much more.