



**1642 Baywater Street SW
Airdrie, Alberta**

MLS # A2198432



\$948,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,755 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	High Efficiency, Fireplace(s), Forced Air, Humidity Control, Natural Gas	Water:	-
Floors:	Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Sewer
Features:	Double Vanity		

Inclusions: None

Canal Front the beautiful new build house by Genesis Home with 2 car attached garage with a walk out basement back to the canal system and very close the playgrounds. It has a large lot with an East backyard.. 4 bedrooms (one bedroom has no closet). A large family on the second floor comes with 6 windows with lots of very bright natural light. The main floor boasts a up graded. formal dining room, a living room with 6 windows and comes with cozy fireplace, as well as a dining room with a 3 panel glass sliding door to the huge deck. Large kitchen with a lot of cabinets and quartz countertop, stylish flooring, stainless steel appliances and a second floor laundry room. Upstairs you will enjoy a huge master with a 5 piece ensuite soaker tub, walk-in closet and double sinks. Downstairs you will find main floor living room, dining room, and office room. The property is also in close proximity to big name businesses. This property has quick access to Downtown and is vacant and easy to show it.