

## 512 Baywater Manor SW Airdrie, Alberta

**MLS # A2269934**



# \$719,000

|                  |                                                     |               |                  |
|------------------|-----------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Bayside                                             |               |                  |
| <b>Type:</b>     | Residential/House                                   |               |                  |
| <b>Style:</b>    | 2 Storey                                            |               |                  |
| <b>Size:</b>     | 2,060 sq.ft.                                        | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 4                                                   | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached, Driveway                    |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                           |               |                  |
| <b>Lot Feat:</b> | Back Yard, Cleared, Front Yard, Interior Lot, Level |               |                  |

|                    |                                                                                                                                                                                                         |                   |      |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air                                                                                                                                                                                              | <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>   | Mixed                                                                                                                                                                                                   | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                                                                         | <b>Utilities:</b> | -    |
| <b>Features:</b>   | Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s) |                   |      |
| <b>Inclusions:</b> | NA                                                                                                                                                                                                      |                   |      |

Welcome to 512 Baywater Manor SW in Airdrie, a brand new home built by award winning McKee Homes that offers 2,060 square feet of above grade living space with modern style and everyday comfort in mind. This Built Green Certified home provides energy efficiency, long term value, and savings on energy costs. The main floor showcases a bright kitchen with a central island, gas range, abundant counter space and cabinetry, and a walk in pantry. The dining area flows into the living room, creating a natural gathering space, and a main floor bedroom with a full 4 piece bathroom adds flexibility for family or guests. Upstairs you will find three generous bedrooms including the owner's suite with a walk in closet and an ensuite with dual sinks and a separate shower. A bonus room, laundry area, and a full bathroom complete the upper level. The home sits on an oversized lot with a big back yard and a double attached garage. The basement includes a rough in for future development and a separate side entrance, offering added possibilities. Bayside is a highly desired community known for its canals, green spaces, and kilometers of connected pathways. A new 1.3 acre recreation park will soon add even more to enjoy, featuring a paved pump track, a parkour style fitness playground, corn hole boards, and open play areas. Everyday conveniences, schools, and local shops are all close by, making this an ideal place to call home.