

**218 Bayview Park SW**  
**Airdrie, Alberta**

**MLS # A2298006**



**\$644,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,947 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Smart Home, Vinyl Windows		
<b>Inclusions:</b>	N/A		

Welcome to your dream home brought to you by Genesis Builders in Bayview. This stunning brand-new residence boasts over 2100 square feet of functional living space. As you step inside, you'll be greeted by an inviting open-concept main floor layout that seamlessly blends the kitchen, dining room, and living room, creating the perfect space for entertaining family and friends. Prepare to be wowed by the upgraded chef's kitchen, complete with floor-to-ceiling cabinetry, quartz countertops, a central island and sleek stainless steel appliances. The main level also features a convenient mudroom just off the double attached garage. A 2-piece bath adds to the convenience of this level, while a large pantry provides ample storage for all your culinary needs. Upstairs, indulge in the extensive primary suite, featuring a massive walk-in closet and a spa-like bathroom boasting double sinks, a soaker tub, and a standalone shower. This level also hosts two additional bedrooms, each with their own walk-in closets. A conveniently located laundry room makes chores a breeze, while a bonus room provides additional flexible living space for your family. Completing the upper level is a well-appointed 4-piece bath, perfect for accommodating family and guests. The basement awaits your personal touch, with 9' ceilings offering the potential to create additional living space tailored to your needs. With a SIDE ENTRANCE, the possibilities for customization and expansion are endless. Take advantage of the opportunity to call this exquisite Genesis Builders home your own. 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 that will convert into a skating rink in the winter. Come and see all the amenities that

the community has to offer for yourself! \*RMS has been applied to construction drawings provided by the builder. Taxes to be assessed.