

**466 Baywater Green SW**  
**Airdrie, Alberta**

**MLS # A2299583**



**\$759,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,286 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>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** None

The "Ashdale" is a beautifully designed home by Genesis, offering over 2,200 square feet of living space with 3 bedrooms, 2 bathrooms, and a main-floor office. Step inside the open-concept main floor, anchored by a spacious kitchen with a large island and eating bar, beautiful cabinetry, sleek stainless steel appliances, and a handy walk-in pantry. The kitchen flows seamlessly into the dining area and great room, with a striking focal-point fireplace. Whether you're hosting or enjoying a quiet night in, this layout works. A dedicated office near the front entry adds flexibility for working from home, while the mudroom off the garage keeps things organized. Upstairs, the layout continues to impress with a central bonus room that creates separation between the primary suite and additional bedrooms. The primary retreat offers plenty of space, a walk-in closet, and a well-appointed ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The unfinished basement offers future potential to develop exactly how you want. Located in the sought-after community of Bayside, you'll enjoy scenic canal pathways, parks, and a relaxed atmosphere that makes it easy to get outside year-round. With schools, amenities, and everyday conveniences just minutes away, Bayside continues to be one of Airdrie's most desirable places to call home.