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GRASSROOTS REALTY GROUP

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825 Baywater Place SW
Airdrie, Alberta

MLS # A2299591



$699,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,336 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding	**Zoning:**	R-1U
Foundation:	Poured Concrete	**Utilities:**	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Genesis Builders presents the Primrose, a beautifully designed 2,200-plus-square-foot home offering 3 bedrooms upstairs, an additional 4th bedroom on the main floor, 3 full bathrooms, and a handy tech space! Warm tones complement 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 beautifully complemented two-toned cabinetry, elegant white quartz countertops, a stylish backsplash, and an extensive kitchen island. The fourth bedroom, 4 pc bathroom, and mudroom off the double attached 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 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. 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. *Photos are of a previously build model and are representative. RMS has been applied to construction plans provided by the builder. Taxes have not been assessed.

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