

**825 Baywater Place SW**  
**Airdrie, Alberta**

**MLS # A2299591**



**\$749,900**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.