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GRASSROOTS REALTY GROUP

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470 Baywater Green
Airdrie, Alberta

MLS # A2299597



$745,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,270 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached, Tandem		
Lot Size:	0.10 Acre		
Lot Feat:	Other		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Welcome to the Marconi II — a beautifully designed home offering nearly 2,300 sq ft of functional, well-planned living space. With 4 bedrooms, a main-floor office, and a double-attached garage with an additional tandem parking spot, this home checks all the boxes. Step inside to a bright, open-concept main floor where the kitchen, dining, and living areas come together seamlessly. The kitchen is both stylish and practical, featuring sleek quartz countertops, beautiful cabinetry, stainless steel appliances, and the added bonus of a spice kitchen. A spacious mudroom and convenient powder room complete the main level, offering everyday functionality. Upstairs, the primary suite is a true retreat with plenty of room to unwind. The ensuite feels like a spa, complete with dual sinks, a soaker tub, a separate shower, and a generous walk-in closet. Three well-sized additional bedrooms provide space for family or guests, while the central bonus room creates the perfect separation for relaxing or entertaining. A full bathroom and upper-level laundry round out the upper floor. The basement is unfinished with 9’ ceilings and a separate entrance, offering incredible potential for future development. Located in the sought-after community of Bayside, you’ll enjoy scenic canals, walking paths, and a peaceful setting that still keeps you close to schools, shopping, and everyday amenities. Bayside is known for its strong sense of community and outdoor lifestyle, making it one of Airdrie’s most desirable places to call home. Photos are of a previously built model and colours and finishings will vary. RMS has been applied to construction drawings provided by the builder. Taxes to be assessed.

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