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# 541 Baywater Manor SW
# Airdrie, Alberta

## MLS # A2355654

# $749,500

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|---|---|---|---|
| **Division:** | Bayside | | |
| **Type:** | Residential/House | | |
| **Style:** | 2 Storey | | |
| **Size:** | 2,566 sq.ft. | **Age:** | 2025 (1 yrs old) |
| **Beds:** | 4 | **Baths:** | 2 full / 1 half |
| **Garage:** | Double Garage Attached | | |
| **Lot Size:** | 0.09 Acre | | |
| **Lot Feat:** | Landscaped, Lawn | | |

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| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Carpet, Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Stone, Vinyl Siding, Wood Frame | **Zoning:** | R1-U |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s) | | |

**Inclusions:** Tire Tack & 3 TV Wall Mounts

Welcome to this beautifully appointed, one-year-old home in the sought-after community of Bayside in Airdrie! Offering the rare & highly desirable layout of four bedrooms upstairs, this home is thoughtfully designed with modern finishes, generous living spaces, & plenty of room for the entire family. A welcoming front entry with a walk-in closet sets the tone as you step inside. The main floor features 9-foot ceilings & stylish luxury vinyl plank flooring throughout. A private home office with a door, convenient 2-piece powder room, & bright open-concept living spaces make this home equally suited to busy family life & entertaining. The gorgeous island kitchen is the heart of the home, featuring warm-toned cabinetry, crisp white quartz countertops, stainless steel appliances, & an oversized walk-in pantry complete with additional cabinetry & drawers. The spacious dining area flows effortlessly into the inviting living room, where a cozy electric fireplace creates the perfect place to unwind. Upstairs, a central bonus room provides a great gathering space for family movie nights or a quiet place to relax. The spacious primary retreat easily accommodates a king-size bedroom suite & features a beautiful ensuite with dual vanities, an oversized glass shower, relaxing soaker tub, & an impressive walk-in closet. Three additional bedrooms, a 5-piece main bathroom with dual sinks, & a generously sized laundry room complete this level. The unfinished basement offers outstanding potential for future development, with upgraded 9-foot ceilings, a separate side entrance, & plenty of room for two additional bedrooms, a full bathroom, media room, second laundry area, & additional storage. Step outside to enjoy the beautifully landscaped backyard, complete with a large deck & gazebo, creating a wonderful outdoor space for summer entertaining or simply relaxing. The list of

upgrades is impressive & includes central air conditioning, water softener, reverse osmosis system, front & rear landscaping, deck & gazebo, custom window coverings, & a door for the home office. Smart home features include an automated thermostat, garage door opener, doorbell camera, & Alexa integration. The exposed aggregate driveway & sidewalk have also been recently refinished. The location is just as impressive! You're steps from Nose Creek Elementary School, scenic canal pathways, & the community playground & bike park. With its exceptional layout, thoughtful upgrades, & fantastic location, this home offers everything a growing family could want. You'll love calling this home!

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