REALTY ACES
Local . Realty . Aces
GRASSROOTS REALTY GROUP

587-899-3773
justin@realtyaces.ca

22 Baywater Rise
Airdrie, Alberta

MLS # A2355904

$779,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,688 sq.ft.	**Age:**	2026 (0 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Rectangular Lot		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Breakfast Bar, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Recessed Lighting, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: NOne

Welcome to 22 Baywater Rise SW in Airdrie, a beautifully crafted Viola model by Genesis Builders, offering almost 2700 sq ft of finished space plus an unfinished basement with a side entrance, ready for your design ideas. A charming Craftsman exterior welcomes you, with a double front attached garage and a thoughtfully designed floor plan that blends modern elegance with everyday functionality. Located in the desirable Baysiew community, this stunning two-storey home offers 4 bedrooms, 2.5 bathrooms, and versatile living spaces designed to accommodate your family's needs. Step inside through the welcoming front foyer or enjoy the convenience of entering through the mudroom directly from the double attached garage. The main floor features a versatile flex room, ideal for a home office, study, or additional sitting area, with convenient access to a nearby half bathroom. The heart of the home is the beautifully designed open-concept kitchen, dining, and living area, creating a seamless space for everyday living and entertaining. The stylish kitchen showcases eye-catching two-tone cabinetry, a built-in wall oven, a gas line for the stove, gleaming quartz countertops, and a sleek stainless steel appliance package. The adjoining dining area is perfect for family meals, while the inviting living room features a cozy fireplace for a warm, welcoming atmosphere. Step outside onto the deck, complete with a gas line for your BBQ, making outdoor cooking and entertaining a breeze. Upstairs, you'll find a spacious loft with an impressive vaulted ceiling and a stylish open railing, creating a bright, airy second living area that adds architectural interest and an open, connected feel to the upper level. This versatile space is perfect for family movie nights, a playroom, or a relaxing retreat. The generous owner's suite offers a private sanctuary, complete with a walk-in

closet and a beautifully appointed ensuite featuring a luxurious soaker tub, separate shower, and dual vanity. Three additional bedrooms, each complete with its own walk-in closet, provide exceptional storage and comfortable accommodations for family members or guests. A full bathroom and conveniently located upper-floor laundry add practicality to this well-designed home. Situated in Airdrie's sought-after Bayside community, residents enjoy a welcoming, family-friendly atmosphere with access to scenic pathways, parks, green spaces, and nearby amenities. With schools, shopping, recreational facilities, and convenient connections to Calgary, Bayside offers the perfect balance of peaceful neighbourhood living and urban convenience. Discover the exceptional craftsmanship, thoughtful design, and modern comforts of this Genesis-built Viola model at 22 Baywater Rise SW. A wonderful place to call home! *Photographs are representative and are of a previously built model. Please reference the mood board in the photographs for current selections and finishes. Colours, finishes and materials are subject to change.

Copyright (c) 2026 Justin Wiechnik. Listing data courtesy of LPT Realty. Information is believed to be reliable but not guaranteed.