



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**517 BAYWATER Manor, Airdrie T4B 0A7**

MLS® #: **A2113868**

Area: **Bayside**

Listing Date: **03/14/24**

List Price: **\$752,900**

Status: **Active**

County: **Airdrie**

Change: **+\$23k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,793 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,104**  
Low Sqft:  
Ttl Sqft: **2,104**

DOM

**66**

Layout

Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard**

**Double Garage Attached, Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

Construction:  
**Cedar, Metal Frame, Stone, Vinyl Siding**  
Flooring:  
**See Remarks, Vinyl Plank**

Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator**  
Int Feat: **Double Vanity, Granite Counters, No Animal Home, No Smoking Home, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>12`0" x 16`4"</b>
<b>Nook</b>	<b>Main</b>	<b>13`0" x 9`0"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 14`2"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Loft</b>	<b>Upper</b>	<b>13`0" x 12`8"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`7" x 11`2"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>13`0" x 12`2"</b>			

Title: <b>Fee Simple</b>		Zoning: <b>R1-U</b>	
Legal Desc:	<b>TBD</b>		Remarks
Pub Rmks:	<b>Welcome to the Jordan by Genesis Built, a stunning two-story home offering 3 bedrooms, 2.5 bathrooms, and a double attached garage. Step inside to discover an open concept living space, seamlessly integrating the foyer, living room, dining area, and upgraded kitchen with a central island and walkthrough mudroom leading to a spacious pantry. Natural light floods the area, creating a warm ambiance for gatherings and relaxation. Upstairs, a central bonus room awaits, ideal for entertainment or relaxation. The primary bedroom boasts an ensuite bathroom and a generous walk-in closet, offering a peaceful retreat. With a 9-foot basement foundation, this home provides ample space for future expansion and customization. Experience contemporary living at its finest with the Jordan by Genesis Built—a harmonious blend of comfort, style, and functionality awaits you. Welcome home. *Photos are representative*</b>		
Inclusions:	<b>N/A</b>		
Property Listed By:	<b>Bode Platform Inc.</b>		

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

# Jordan

IN BAYSIDE

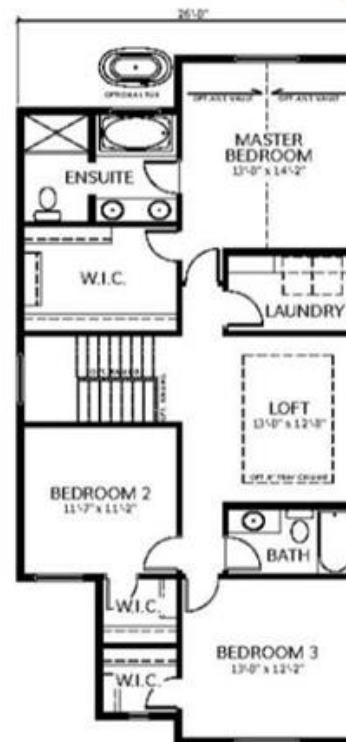
26' model width

2,040 sq. ft.

3 Beds | 2.5 Baths



MAIN FLOOR  
875 sq. ft.



SECOND FLOOR  
1,165 sq. ft.