



THE
A-TEAM

**RE/MAX
FIRST**

545 BAYWATER Manor, Airdrie T4B 0A7

MLS®#: **A2188630**

Area: **Bayside**

Listing Date: **01/20/25**

List Price: **\$769,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **4,122 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,108**
Low Sqft:
Ttl Sqft: **2,108**

DOM

1
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:
Lot Feat: **Back Yard,Front Yard,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
Int Feat: **Kitchen Island,Open Floorplan,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Nook	Main	12`2" x 10`0"
Bedroom	Main	10`10" x 9`0"
Bedroom	Second	9`6" x 10`6"
Bonus Room	Second	11`0" x 17`0"

Room	Level	Dimensions
Great Room	Main	14`0" x 13`0"
Bedroom - Primary	Second	12`6" x 13`10"
Bedroom	Second	9`6" x 10`6"
5pc Ensuite bath	Second	

**3pc Bathroom
Office**

**Second
Main**

6`3" x 5`6"

3pc Bathroom

Main

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2311179

Zoning:
R1-U

Remarks

Pub Rmks:

Genesis Builders presents the Primrose, a beautifully designed 2100 plus Sq Ft home offering 3 bedrooms upstairs, an additional 4th bedroom on the main floor, 3 full bathrooms and a handy tech space! Neutral tones compliment 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 a crisp white colour pallet with chantilly lace cabinetry, elegant white quartz countertops, a silver backsplash and the extensive kitchen island which is offset with a thunder grey quartz countertop. The fourth bedroom, 4 pc bathroom, and mudroom off the 22'x20' 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 3 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 relaxing and watching a show. 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.

Inclusions:
Property Listed By:

**Fridge, Stove, Hood Range, Dishwasher, Built in Microwave
LPT Realty ULC**

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



545 Baywater Manor



- Lighting: Black
- Cabinets: Flat/Slab Chantilly Lace
- Cabinet Pulls: BPT350128900
- Countertop: Elegant White
- Kitchen Island Counter: Thunder Grey
- Kitchen Sink: Blanco Silgranit - Super Single Coal Black
- Backsplash: Teramoda - Silver 50/50
- Tub/Shower surround: E-Muretti White Matte 12x24
- LVT: Royal Premium - Garnet
- LVP: Difference - Feather
- Carpet: Six after six - Off shore
- Hallway Stain: West Grey, Railing post: 1 Rite, Blank Spindle
- Door Profile: Lynden Benton
- Trim: Pure White - Flat Contemporary
- Paint: Snowbound
- Fireplace Surround: Teramoda - Silver



MOOD BOARD: A visual representation of some selections to convey a general idea or feeling about your home.
DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors and that everyone sees these colors differently.

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