



THE
A-TEAM

**RE/MAX
FIRST**

541 BAYWATER Manor, Airdrie T4B 0A7

MLS®#: **A2188631**

Area: **Bayside**

Listing **01/21/25**

List Price: **\$779,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **2,459**
Low Sqft:
Ttl Sqft: **2,459**

DOM

1
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

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

Access:
Lot Feat: **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
Dining Room	Main	15`2" x 12`7"
Flex Space	Main	14`0" x 10`11"
Bedroom	Second	9`10" x 10`9"
Bonus Room	Second	11`5" x 11`0"
2pc Bathroom	Main	

Room	Level	Dimensions
Great Room	Main	15`0" x 15`2"
Bedroom - Primary	Second	15`1" x 15`7"
Bedroom	Second	9`0" x 11`3"
5pc Ensuite bath	Second	
4pc Bathroom	Second	

Bedroom **Second** **9`7" x 11`1"** Legal/Tax/Financial

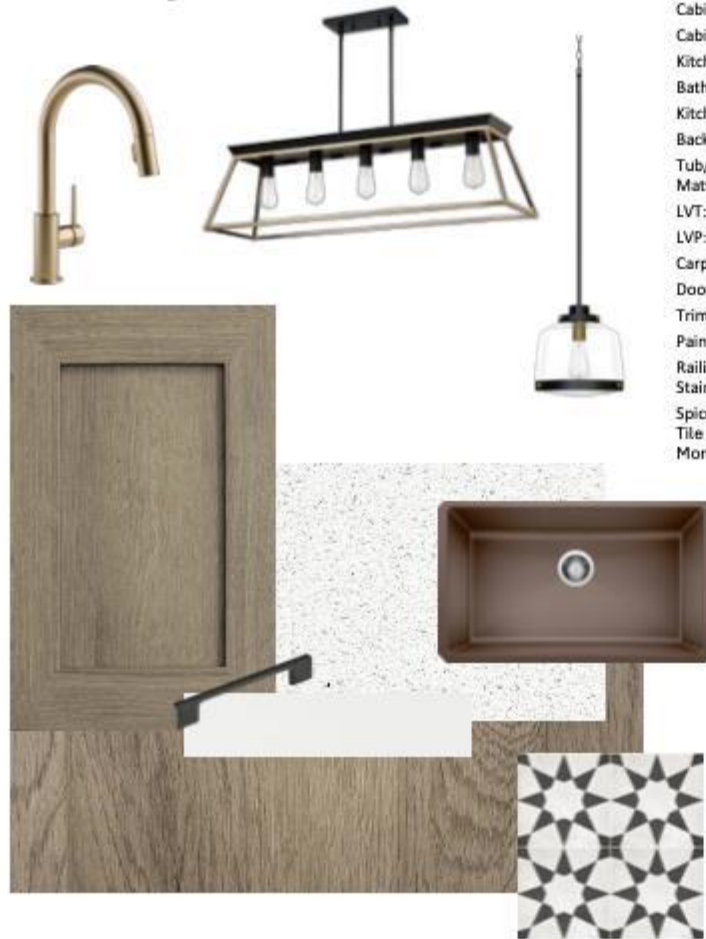
Title: Zoning:
Fee Simple **R1-U**
Legal Desc: **2311179** Remarks

Pub Rmks: **Genesis Builders presents the Ezra II, a spacious 4 bedroom 2.5 bathroom home offering almost 2500 sqft of above-grade living space! Stepping into the home, you are immediately greeted by the functional design with a spacious walk-in front closet to seamlessly tuck away your winter gear, keeping your home neat and tidy. Stylish and durable mocha-coloured luxury vinyl flooring leads you through the home, which offers a private office, 2 pc powder room, and an open concept kitchen, dining room, and living room that are perfect for entertaining. The chef's kitchen offers warm tone cabinetry, which is offset by elegant white countertops and backsplash with an SS appliance package, and has a spacious attached pantry. The living room features a cozy electric fireplace, while the impressive staircase is open to above, an airy space. A central bonus room greets you and provides separation from the 3 additional bedrooms, 5 pc kids bathroom with dual sinks making bedtime a breeze, a spacious laundry room, and last but not least, a generous primary retreat spacious enough for a king-size bedroom suite, an ensuite bathroom with his and hers sinks, an oversized separate shower, luxurious soaker tub and an impressive walk-in closet. The unfinished basement with upgraded 9' ceilings is well laid out for future development, and the separate entrance allows for multiple potential uses! 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 *Area size was calculated by applying the RMS to the blueprint's provided by builder***

Inclusions:
Property Listed By: **Refrigerator, Stove, Dishwasher, Hood Fan, Microwave**
LPT Realty ULC

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

541 Baywater Manor



- Lighting: Black / Gold
- Cabinets: Shaker 2 1/4" Esterel
- Cabinet Pulls: BPB160128900
- Kitchen Countertop: Elegant White
- Bathroom Countertop: Flurry
- Kitchen Sink: Blanco Silgranit U Single – Cafe
- Backsplash: Boardwalk – Matte White
- Tub/ Shower surround: E-Muretti White Matte 12x24
- LVT: Royal Premium -Sapphire
- LVP: Royal Premium – Mocha
- Carpet: Go after it – Spinning Wheel
- Door Profile: Lynden Carrara
- Trim: Pure White – Profiled
- Paint: Origami White
- Railing: 1 Flute Post, 2 Knuckle Spindle, Ebony Stain
- Spice Kitchen & Fireplace Tile: Memoir - Ames
- Tile - Form Series - Deco Stellar Monochrome



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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