



THE
A-TEAM

**RE/MAX
FIRST**

508 BAYWATER Manor, Airdrie T4B 0A7

MLS®#: **A2188632**

Area: **Bayside**

Listing Date: **01/18/25**

List Price: **\$839,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,622**

Low Sqft:

Ttl Sqft: **2,622**

Lot Information

Lot Sz Ar: **4,822 sqft**

Lot Shape:

DOM

4

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: **Stone,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: **Double Vanity,Kitchen Island,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Nook	Main	11`11" x 12`7"
Bedroom	Main	8`8" x 9`10"
Bedroom	Second	13`3" x 10`3"
Loft	Second	13`4" x 14`6"
5pc Ensuite bath	Second	

Room	Level	Dimensions
Great Room	Main	15`0" x 12`7"
Bedroom - Primary	Second	12`9" x 14`0"
Bedroom	Second	13`8" x 12`7"
3pc Bathroom	Main	
3pc Bathroom	Second	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2311179

Remarks

Pub Rmks:

Genesis Builders presents the viola, a stunning soon-to-be completed 2600-plus sq ft home offering a rare four bedrooms upstairs and a fifth bedroom on the main floor, which could also function as an office. Stepping into the foyer, dramatic high ceilings greet you with a stunning open bannister railing; conveniently adjacent is the mud room off the 20' x 22' garage. Warm Vinyl plank floors flow through the open-concept main floor. The kitchen is a show stopper and offers stylish Chantilly lace cabinetry, which is offset by a glossy greige backsplash, quartz venatino countertops and a SS appliances package and is accompanied by a spacious pantry. Open to the dining room and living room, which provides a sleek 50' linear fireplace. A full 4pc bath and flex room with a closet complement this floor. Head up the grand stairwell well to the second floor, which offers 3 generous bedrooms, each with walk-in closets. Kick back and relax in your primary suite, which will be your sanctuary. It offers a sizeable walk-in closet and spa-like ensuite with dual sinks, a soaker tub, and a separate shower. A 4 pc bathroom and convenient upstairs laundry complement this floor. The basement is a blank canvas with upgraded 9' ceilings and a side entrance. 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. *Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder. Possession is tentative*

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









