



**2712 Baywater Landing SW  
Airdrie, Alberta**

**MLS # A2293979**



**\$749,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,300 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Open Floorplan, Stone Counters, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** N/A

The "Ava" by Genesis Builders Group is a beautifully designed 2300 sq ft home offering 3 bedrooms, 2.5 bathrooms, a main-floor office, a triple parking pad with the opportunity to build a carriage suite garage (Subject to city approval). Step inside to an expansive main floor featuring an open-concept layout with a large living room with a striking focal-point fireplace, a generous dining area perfect for hosting family gatherings, and a well-appointed kitchen with ample cabinetry, sleek stainless steel appliances, and a spacious island that will please the home's chef. A convenient mudroom keeps all your odds and ends organized, and a front flex space is the perfect place for a home office. Upstairs, you'll find a spacious primary retreat with a walk-in closet and a private 5-piece ensuite with a soaker tub. Two well-sized additional bedrooms are perfect for the kids or guests, and a full bathroom and a convenient upper-floor laundry complete the upper level. The unfinished basement offers 9' ceilings and is ready for your design ideas. Outside, the property features a triple garage pad, providing the opportunity to build a detached triple garage with a future carriage suite (subject to municipal/city approval). Located in the community of Bayside, residents enjoy scenic canal pathways, parks, playgrounds, and schools. This is a rare opportunity to own a spacious home with future carriage suite potential in one of Airdrie's most desirable neighbourhoods. \*RMS has been applied to blueprints provided by the builder. Taxes have not been assessed. Estimated completion date is September 2026.