



GRASSROOTS
REALTY GROUP

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466 Baywater Green SW
Airdrie, Alberta

MLS # A2299583



\$759,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,286 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: None

The "Ashdale" is a beautifully designed home by Genesis, offering over 2,200 square feet of living space with 3 bedrooms, 2 bathrooms, and a main-floor office. Step inside the open-concept main floor, anchored by a spacious kitchen with a large island and eating bar, beautiful cabinetry, sleek stainless steel appliances, and a handy walk-in pantry. The kitchen flows seamlessly into the dining area and great room, with a striking focal-point fireplace. Whether you're hosting or enjoying a quiet night in, this layout works. A dedicated office near the front entry adds flexibility for working from home, while the mudroom off the garage keeps things organized. Upstairs, the layout continues to impress with a central bonus room that creates separation between the primary suite and additional bedrooms. The primary retreat offers plenty of space, a walk-in closet, and a well-appointed ensuite with dual sinks, soaker tub, and separate shower. Two additional bedrooms, a full bathroom, and a conveniently located laundry room complete the upper level. The unfinished basement offers future potential to develop exactly how you want. Located in the sought-after community of Bayside, you'll enjoy scenic canal pathways, parks, and a relaxed atmosphere that makes it easy to get outside year-round. With schools, amenities, and everyday conveniences just minutes away, Bayside continues to be one of Airdrie's most desirable places to call home.