



**GRASSROOTS**

REALTY GROUP

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**821 Baywater Place SW  
Airdrie, Alberta**

**MLS # A2299587**



**\$799,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,523 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<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>	Concrete, Vinyl Siding	<b>Zoning:</b>	R-1U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

**Inclusions:** N/A

Situated in the community of Bayside, the "Mateo II" is a thoughtfully designed home with over 2500 sq ft above grade and offers an often hard-to-find four bedrooms on the upper level. The main floor features an open-concept living space with a chef-inspired kitchen, a functional island for prep or entertaining, sleek stainless-steel appliances, and beautiful cabinetry. Not only does this home have 4 bedrooms upstairs, but it also offers a main-floor office. With this home, there is no sacrificing space. The open-concept living space is perfect for entertaining, with ample room for family dinners in the dining room and for relaxing in the living room, which features a striking focal-point fireplace. Complementing the main floor is a mudroom off the garage, which helps keep all the odds and ends organized, and a powder room nicely tucked away. Venturing upstairs, you will notice the open-to-above foyer, which adds a touch of sophistication to the home. A nice-sized loft greets you at the top of the stairs, and the primary suite offers amicable separation from the other three bedrooms, all of which have walk-in closets. The sizeable primary bedroom provides plenty of space for a king-size suite, and the spa-like ensuite offers dual sinks, a soaker tub, a separate shower, and a huge walk-in closet. Completing the upper level is a 3-piece bathroom with a tub, which makes kids' bathtime a breeze and an upper laundry for convenience. The basement is unfinished and has a separate side entrance, 9' ceilings, and is laid out well for future development. Bayside is one of Airdrie's most desirable communities, known for its scenic canal system and year-round outdoor lifestyle. Residents enjoy walking paths, parks, and activities like paddle boarding in the summer and skating in the winter. With close access to schools, shopping, and everyday amenities, Bayside offers the

perfect balance of nature, convenience, and community living. \*PHOTOS ARE OF A PREVIOUSLY BUILT MODEL. Colours will vary.  
RMS has been applied to construction drawings provided by the builder. Taxes to be assessed.