



GRASSROOTS
REALTY GROUP

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557 Baywater Manor SW
Airdrie, Alberta

MLS # A2336115



\$682,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Like-new condition meets thoughtful family living in this beautiful 2024-built home, just steps from the canals and an extensive pathway system in the sought-after community of Bayside. Luxury vinyl plank flooring and a neutral colour palette set a fresh, modern tone throughout the open main level. Put your feet up in the inviting living room where a fireplace adds warmth and a natural gathering point for quiet evenings at home. Culinary adventures come easily in the stunning kitchen, appointed with quartz countertops, a full-height subway tile backsplash, abundant cabinetry and drawers, stainless steel appliances and a walk-in pantry that keeps everyday essentials organized. Casual meals and conversation naturally centre around the large island, while the adjacent dining area overlooks the backyard through an oversized window. Completing this level, a convenient powder room adds everyday practicality. Upstairs, movie nights and playtime have a dedicated home in the comfortable bonus room, giving everyone valuable space to spread out. At the end of the day, retreat to the spacious primary bedroom and unwind in a luxurious ensuite with dual sinks and an oversized shower before stepping into the huge custom walk-in closet that makes storage feel exceptionally well considered. Two additional bedrooms accommodate kids, guests or home office needs, complemented by a stylish 4-piece bathroom and convenient upper-level laundry. Downstairs, the unfinished basement leaves plenty of room to bring the rest of your wish list to life with future recreation, fitness, workspace or storage possibilities. Outside, the large grassy yard gives kids and pets room to play, while desirable west exposure brings afternoon and evening sunshine to the backyard. Fire up the barbecue or settle onto the deck and make the most of the warmer months. A front-facing double

attached garage rounds out the home's practical appeal. Beyond your doorstep, stroll the pathways leading throughout the community and along 6 km of waterways where residents can kayak, fish and enjoy pond hockey in winter. Just down the street, the pump track adds another fun outdoor destination, while nearby parks, an outdoor workout area and tennis courts expand the recreational possibilities. Schools are within walking distance and popular Chinook Winds Park in neighbouring Prairie Springs is only a short bike ride away.