



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

541 Baywater Manor SW
Airdrie, Alberta

MLS # A2336474



\$749,500

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,566 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, 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:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions: Tire Rack, 3 TV Wall Mounts

Welcome to this beautiful one-year-old family home with a rare 4 bedrooms up in the highly sought-after community of Bayside in Airdrie. A thoughtfully designed living space, this home combines modern style, exceptional functionality & an unbeatable location. A spacious front entry with a walk-in closet welcomes you inside. The main floor features 9-foot ceilings & stylish luxury vinyl plank flooring throughout. A private office with door, convenient 2-piece powder room, & bright open-concept living spaces make this home ideal for both everyday living & entertaining. The stunning island kitchen showcases warm-toned cabinetry, elegant white quartz countertops, stainless steel appliances, & a huge walk-in pantry complete with additional cabinetry & drawers for exceptional storage. The spacious dining area flows seamlessly into the inviting living room, highlighted by a cozy electric fireplace. Upstairs, the central bonus room creates the perfect family gathering space. The generous primary retreat easily accommodates a king-size bedroom suite & features a luxurious ensuite with dual vanities, an oversized glass shower, relaxing soaker tub, & an impressive walk-in closet. Three additional bedrooms, a 5-piece main bathroom with dual sinks, & a spacious laundry room complete the upper level. The unfinished basement offers incredible future potential with upgraded 9-foot ceilings, a separate side entrance, & an ideal layout for two additional bedrooms, a full bathroom, media room, second laundry, & plenty of storage. Outside, enjoy the beautifully landscaped backyard complete with a large deck & gazebo—perfect for relaxing or entertaining. Recent upgrades include central air conditioning, water softener, reverse osmosis system, front & back landscaping, deck, gazebo, custom window coverings, home office door, & smart home automation including the

thermostat, garage door opener, doorbell camera, Alexa integration & newly refinished exposed aggregate driveway & sidewalk. Located just steps from Nose Creek Elementary School, the scenic canal pathways, & the community playground with bike park, this exceptional home offers the perfect balance of comfort, convenience, & lifestyle. You'll love living here!