



GRASSROOTS
REALTY GROUP

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553 Baywater Manor SW
Airdrie, Alberta

MLS # A2341897



\$749,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,288 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, No Back Lane, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic 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:	Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Ecobee thermostat, front doorbell		

What could very well be the best value in town is this beautifully crafted two storey in the popular Airdrie community of Bayside, located here on this quiet crescent within walking distance to neighbourhood parks, ponds & the canals. Built by McKee Homes for the original owners, this wonderful home enjoys luxury vinyl plank floors & quartz countertops, total of 4 bedrooms up, relaxing central air & fantastic outdoor space in the fully fenced & landscaped West backyard. With its 9ft ceilings & expanse of windows, you'll love the bright & airy main floor with its gracious living room with remote-controlled gas fireplace & beamed ceilings, open concept dining room with views of the backyard, home office alcove & sleek custom kitchen with centre island & quartz counters, butlers & walk-in pantry, ceramic tile backsplash & upgraded stainless steel appliances including a Samsung gas stove/convection oven. Upstairs there are 4 lovely bedrooms highlighted by the West-facing primary bedroom with walk-in closet & ensuite with quartz-topped double vanities, separate shower & soaker tub. Another full bathroom is shared by the other 3 bedrooms…2 of which have walk-in closets. A spacious bonus room & laundry room with GE steam washer & dryer complete the 2nd floor. The unspoiled lower level – with roughed-in bathroom plumbing & oversized windows, offers tremendous potential for future living space. Additional features include Clean Comfort HVAC system & triple-pane windows, natural gas line for your BBQ on the full-width backyard deck, garage with camera-equipped opener & is wiring for EV charger, adjustable LED lighting throughout, Ecobee thermostat & upgraded SMART appliances. As one of Southwest Airdrie's premier family communities, Bayside features 100km of paved pathways winding throughout the neighbourhood & along

picturesque canals & ponds, with numerous parks & playgrounds for year-round activities. Nose Creek Elementary & W.H. Croxford High are both just minutes away, & with its prime location to Yankee Valley Blvd means all regional amenities are close-by (Chinook Winds Regional Park, Genesis Place, retail centers, Woodside Golf Course, etc) & you've got quick & easy access to the QEII to Cross Iron Mills, the airport & Calgary.