



GRASSROOTS
REALTY GROUP

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617 Baywater Manor SW
Airdrie, Alberta

MLS # A2204707



\$639,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,753 sq.ft.	Age:	2025 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Garage Door Opener, Insulated		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		
Inclusions:	None		

Welcome to this FULLY UPGRADED 4 Bedroom, 3 Bath Home. This thoughtfully designed home features 9' ceilings, maple railing with iron spindles, a separate basement entrance and a convenient pantry. The main floor offers an open-concept living area with a fireplace, a dining area, a bedroom and a full bathroom. The beautiful kitchen is equipped with stainless steel appliances, tall upper cabinets, pot lights and granite countertops. Upper level offers the spacious master suite which includes a relaxing en-suite and a large walk-in closet. Two additional bedrooms, another full bath and a laundry area complete the upper level. The unfinished basement includes a separate side entrance and 9' ceiling. Enjoy a double detached garage in the backyard, a desirable corner lot location and a paved back alley. CHECK OUT THE VIRTUAL TOUR and visit to see this stunning home in person.