

# \$769,900 - 545 Baywater Manor Sw, Airdrie

MLS® #A2188630

**\$769,900**

4 Bedroom, 3.00 Bathroom, 2,108 sqft  
Residential on 0.09 Acres

Bayside, Airdrie, Alberta

Genesis Builders presents the Primrose, a beautifully designed 2100 plus Sq Ft home offering 3 bedrooms upstairs, an additional 4th bedroom on the main floor, 3 full bathrooms and a handy tech space! Neutral tones compliment the home with a stylish black hardware and lighting package. 9' ceilings and luxury vinyl plank flooring guide you through the open-concept main floor living space. The chef's kitchen is open to the living room and dining room, which is perfect for entertaining and offers a crisp white colour pallet with chantilly lace cabinetry, elegant white quartz countertops, a silver backsplash and the extensive kitchen island which is offset with a thunder grey quartz countertop. The fourth bedroom, 4 pc bathroom, and mudroom off the 22'x20' garage complete the main floor. Head upstairs to a spacious primary retreat with a spa-like ensuite with double sinks, a stand-alone shower, a soaker tub, and a large walk-in closet. This will be your retreat at the end of the day. The additional 3 bedrooms are generous in size and function perfectly for the kids or guest room. This floor has a beautifully finished full guest bathroom, a laundry room, and a bonus room for the family to enjoy relaxing and watching a show. The basement has access from the side entrance and is a blank canvas with upgraded 9' ceilings. It awaits your design ideas. Situated in the desirable Bayside community, a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek



## 545 Baywater Manor

Lighting: Black  
Cabinets: Flat/Slab Chantilly Lac  
Cabinet Pulls: SP13022800  
Countertops: Elegant White  
Kitchen Island Counter: Thunder Grey  
Kitchen Sink: Blanco/Sigra - Super Single Cool Black  
Backsplash: Teramoda - Silver 50/30  
Tall Shower surround: 6-Acacia White Meris 12x24  
LVT: Royal Premium - Granite  
LVT: Differentia - Pearl  
Ceiling: Co offer 8 - Off plate  
Railing Stain: Wood Grey, Railing post: 1 Pole, Blank Spindle  
Door handle: London Berlin  
Trim: Pure White - Flat Contemporary  
Paint: Snowbound  
Furniture surround: Teramoda - Silver

MOOD BOARD: A visual representation of some selections to convey a general idea or feeling about your home.  
DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors and that everyone sees these colors differently.

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Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike park, and so much more.Â

Built in 2025

### Essential Information

MLS® #	A2188630
Price	\$769,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	2,108
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	545 Baywater Manor Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0A7

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Kitchen Island, Open Floorplan, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 20th, 2025
Days on Market	74
Zoning	R1-U

### **Listing Details**

Listing Office	LPT Realty
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