



DON'T GAMBLE WITH YOUR HOME.
RE/MAX JACK
OUELLETTE
ASSOCIATE

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533 Baywater Manor SW
Airdrie, Alberta

MLS # A2247445



\$728,900

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s)		
Inclusions:	Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave		

Step into this stunning brand-new Genesis home showcasing 9-foot ceilings and stylish LVP flooring that flows seamlessly across the open-concept main floor. Perfect for entertaining and everyday living, the space blends a welcoming living room, dining area, and a chef-inspired kitchen that opens onto a sunny west-facing backyard. The kitchen features a sophisticated two-tone colour palette, floor-to-ceiling cabinetry, and a sleek stainless steel appliance package. A walkthrough pantry leads to a well-planned mudroom connected to the spacious “garage. A convenient powder room completes the main level. Upstairs, soaring ceilings and a dramatic open bannister set the tone as you arrive at the central bonus room, a perfect gathering space for family or relaxation. The primary suite is a true retreat with a spa-inspired ensuite, offering dual sinks, a luxurious soaker tub, a beautifully tiled shower, and a dream-worthy-sized walk-in closet. Two additional bedrooms, each with its own walk-in closet, a full 4-piece bath, and a dedicated laundry room complete the upper level. The basement with a private side entrance is an open canvas, ready to be transformed into whatever best suits your lifestyle. This home combines thoughtful design, modern finishes, and incredible functionality. Don’t miss the opportunity to make it yours! (Area size was calculated by applying the RMS to the blueprints provided by the builder. Taxes to be assessed).