

**354 Baywater Common SW**  
**Airdrie, Alberta**

**MLS # A2165510**



**\$769,900**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,614 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, High Ceilings, Kitchen Island, Open Floorplan		

**Inclusions:** Dishwasher, Gas Cooktop, Range Hood, Refrigerator, microwave

This gorgeous, brand-new, quick-possession bungalow offers TWO BEDROOMS and an OFFICE on the MAIN FLOOR. Upon entering the home, you will notice the soaring vaulted ceilings and neutral colour palette. The kitchen is a true masterpiece, featuring stone countertops, a large island perfect for entertaining, quality cabinetry with a built-in pantry, and sleek stainless steel appliances with a gas stove. The kitchen is open to the dining room and spacious living room. The primary bedroom is a luxurious retreat with a spa-like ensuite featuring a soaker tub, a stand-alone shower, double sinks and a large walk-in closet. The functional front office is an excellent space for work or play, and the secondary bedroom is great. The main level is complete with a 4-piece bathroom and mudroom with built-ins off your attached oversized 20' x 23' garage. The basement is a blank canvas with 9' ceilings. This home also comes complete with a builder-finished rear deck. Bayside is a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike park, and so much more.