# \$499,900 - 2194 Bayview Drive Sw, Airdrie

MLS® #A2242797

## \$499,900

3 Bedroom, 3.00 Bathroom, 1,438 sqft Residential on 0.04 Acres

Bayview., Airdrie, Alberta

Genesis Builders introduces a new product street-side luxury townhomes with NO CONDO FEES! The Opal spec townhome offers an attached double garage with rooftop patio and offers low-maintenance living. The thoughtfully designed home offers over 1400 sq ft. plus an unfinished basement with 9' ceilings, ready for your ideas. On the main floor, you will find soaring 10'6 ceilings in the open-concept living space and large windows allowing natural light to flow through the space. The chef-inspired kitchen offers sleek cabinetry and stone counters and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, which is perfect for entertaining family and friends or keeping a watchful eye on the kids. Complimenting the main floor is a convenient half bath and mud room off the attached 20 x 22 garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a tiled shower and a lovely walk-in closet. Two additional bedrooms, a full bath, a flex room, a 4-piece bath and laundry complete the upper level. Enjoy spending time on your upper rooftop patio, which is situated above the garage and is an excellent space for entertaining. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter.







Come and see all the amenities that the community has to offer for yourself! \*Photos are of a previously sold model and are representative. Colours and finishes may vary. Area size was calculated by applying the RMS to the blueprints provided by the builder.

#### Built in 2025

### **Essential Information**

MLS® # A2242797 Price \$499,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,438 Acres 0.04 Year Built 2025

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 2194 Bayview Drive Sw

Subdivision Bayview.
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 5N4

# **Amenities**

Parking Spaces 2

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Double Vanity, No Animal Home, No Smoking Home, Open Floorplan,

**Pantry** 

Appliances Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Electric

Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features BBQ gas line Lot Description Back Lane

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

## **Additional Information**

Date Listed July 26th, 2025

Days on Market 99

Zoning R2-T

# **Listing Details**

Listing Office LPT Realty

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