



## 2765 Baywater Landing Airdrie Alberta

\$899,000

NET-Energuide ZERO Home in Airdrie's Bayside Estates, now for sale. This 2313 ft<sup>2</sup> two story home is loaded with energy efficiency essentials, and rear attached garage. Blower Door Tested at just 0.74 Air Changes/Hour! 2" Rigid foam insulation from footing to the floor above on the foundation wall, 2x6" basement walls with R-22 batt insulation. Spray foam insulation under the concrete basement floor, and 2.0lb in between all joist ends. All walls above grade are double 2x4" walls, almost 9" thick of insulation! Attic insulation is R-60, with high heel trusses, to get that insulating value right out over the walls. Low flow plumbing ensure the least amount of water use possible. 200Amp panel with EV rough-in. 9.48KW, 24 Solar Panels generating power to the grid, and lessening the amount of power required from the grid. Two Electric furnaces controlled by two Amana Smart Thermostats attached to two separate heat pumps, and Heat Recovery ventilator. Great location, great home, low energy use. Seller may consider a rent to own. (id:6769)

Primary Bedroom 13.00 Ft x 13.50 Ft

Bedroom 10.25 Ft x 11.08 Ft

Bedroom 10.58 Ft x 11.00 Ft

Bonus Room 14.00 Ft x 14.08 Ft

Laundry room 5.17 Ft x 7.17 Ft

5pc Bathroom 7.25 Ft x 17.17 Ft

4pc Bathroom 6.00 Ft x 8.83 Ft

Den 10.25 Ft x 10.58 Ft

Living room 12.50 Ft x 16.58 Ft

Dining room 11.75 Ft x 14.33 Ft

Kitchen 8.17 Ft x 14.00 Ft

2pc Bathroom 2.92 Ft x 7.67 Ft

Listing Presented By:



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