



**GRASSROOTS**  
REALTY GROUP

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**534 Bayview Way SW**  
**Airdrie, Alberta**

**MLS # A2216170**



**\$695,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,073 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Garage Control(s), Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer

Welcome to this beautifully maintained home in the sought-after community of Bayview. Originally built by Genesis Builders, this property offers timeless design and modern comfort. Featuring an attached double garage, the home welcomes you with durable laminate flooring on the main level and elegant quartz countertops throughout. The spacious main floor boasts 9-foot ceilings, an inviting gas fireplace in the great room, a functional mudroom, and a stylish kitchen complete with white cabinetry, stainless steel appliances, a walk-through pantry, and ample space for cooking and entertaining. Upstairs, you'll find a generous bonus room, convenient upper-floor laundry, and three well-sized bedrooms, including a large primary suite with a luxurious 5-piece ensuite featuring a soaker tub, double sinks, a fully tiled shower, and a walk-in closet. Additional highlights include a front landscaping package and a fantastic location just steps from the canals, nearby schools, and all the amenities Airdrie has to offer. This home blends comfort, style, and convenience—perfect for modern family living.