



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**464 Bayview Way SW**  
**Airdrie, Alberta**

**MLS # A2233932**



**\$625,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,832 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<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>	Bathroom Rough-in, Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters		

**Inclusions:** N/A

**\*\*OPEN HOUSE Saturday July 5 1:30-3:30pm\*\*** Welcome to this stunning 2-storey home tucked away on a quiet street in the highly desirable community of Bayview. This barely lived-in home shows like brand new and offers the perfect blend of luxury and modern design. With over 1,830 Sqft of thoughtfully designed living space, this move-in ready gem is sure to impress from the moment you arrive. The oversized driveway and fantastic curb appeal sets the tone for what's inside. Step into a spacious front foyer that flows into a bright, open-concept main floor featuring durable laminate flooring and an abundance of natural light from large windows throughout. The heart of the home is the show stopping kitchen, complete with a central island topped with striking white quartz countertops, stainless steel appliances, a built-in microwave, stainless steel appliances, honeycomb backsplash and ample cabinet and counter space ideal for both everyday living and entertaining. Just off the kitchen, you'll find a generous dining area with a sliding patio door allowing direct access to your private deck that overlooks a fully fenced and well-sized backyard. The inviting living room is anchored by a stylish gas fireplace with a modern white mantle, creating the perfect atmosphere to relax and unwind. Completing the main floor is a convenient 2-piece bathroom and a functional mudroom that connects to your single attached garage. Head upstairs and you'll immediately notice the flood of natural light from the three large windows along the staircase, leading you to a bright airy central bonus room enhanced by another pair of windows. The thoughtfully designed upper floor offers plenty of privacy and functionality, with the spacious primary retreat located on one side, complete with a 3 piece ensuite bath and walk-in closet. On the opposite end are two

generous secondary bedrooms, a 4-piece bathroom, and a convenient upper level laundry room perfect for growing families or guests. Looking to add your personal touch? The unfinished basement offers plenty of potential; with multiple windows, bathroom rough-in, and a flexible layout that's ready for your customization—whether it's a entertainment area, home gym, or extra bedroom. Perfectly located near scenic ponds, walking paths, and everyday amenities, with quick access to major routes for commuting—this home delivers the ultimate combination of location, design, and lifestyle. A rare opportunity you won't want to miss to call Bayview home!