



**GRASSROOTS**  
REALTY GROUP

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**934 Bayview Heights SW**  
**Airdrie, Alberta**

**MLS # A2236726**



**\$689,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,626 sq.ft.	<b>Age:</b>	2025 (0 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>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sump Pump(s), Walk-In Closet(s)		

**Inclusions:** None

Welcome to your dream home located in the desirable Bayview community! This stunning home perfectly combines modern design with everyday functionality, which offers both privacy and unparalleled beauty. Step into a thoughtfully crafted layout featuring 3 spacious bedrooms, 2.5 bathrooms, a main-floor den or office, an upstairs BONUS ROOM, WALK-OUT basement, and a double attached garage—perfect for growing families. The main floor features a gourmet kitchen with high end finishes, gorgeous quartz counters, and a pantry for additional storage. The kitchen seamlessly flows into the open living and dining area perfect for both relaxation and entertainment and a half bath which adds to the convenience to your family. Upstairs, you will find primary bedroom with large windows, a walk-in closet, and a 4pc ensuite, two additional well sized bedrooms, a 4pc main bath, along with the laundry room ensure convenience and comfort for your family by providing easy access to these amenities. A versatile BONUS ROOM adds to the appeal, offering endless possibilities for use. The unfinished WALK-OUT basement is a blank slate, ready for your personal touch. \*\*Step into the world of luxury and modern charm in this elegant home!!!\*\*