



GRASSROOTS
REALTY GROUP

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1038 Bayview Rise SW
Airdrie, Alberta

MLS # A2239236



\$560,000

Division:	Bayview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,719 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone, Wood Frame	Zoning:	TBD
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Welcome home to a beautiful 3Br/2.5Bath+Bonus+Den 2 Storey End Unit Duplex with a Single Attached garage in the very popular Bayview community of SW Airdrie. The modern unit features an open and bright Living Room, Kitchen/Dining, a Den, and a 2 Pc Half Bathroom on the Main Floor. The Kitchen houses all major appliances (Stainless steel/Black), beautiful quartz countertops, modern cabinetry, tiled backsplash, a corner pantry and a kitchen island with a an eating bar. Off the dining area, there is access to the deck and the backyard. The Upper level offers an open Bonus Room, Primary Bedroom with a 4 Pc Ensuite Bath & walk-in closet, 2nd and 3rd Bedrooms, 4 Piece Full Main Bath and the Laundry. The Basement is unfinished and ready for your own design. There is a separate entrance door for this level already in place on the side of the property. The unit is located conveniently close to all amenities. DO not miss this opportunity to own this beautiful home. Call your favourite Realtor today and book a viewing.