



**GRASSROOTS**  
REALTY GROUP

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

**1038 Bayview Rise SW**  
**Airdrie, Alberta**

**MLS # A2239236**



**\$554,900**

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

<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>	Composite Siding, Stone, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Quartz Counters		

**Inclusions:** N/A

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.