



**GRASSROOTS**  
REALTY GROUP

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**325 Bayview Way SW**  
**Airdrie, Alberta**

**MLS # A2256374**



**\$639,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,181 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Pie Shaped Lot, Street Lighting		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Gazebo

Welcome to this FRESHLY PAINTED spacious and well-appointed 4-BEDROOM, 2.5-BATHROOM home with a SINGLE ATTACHED GARAGE, situated on a generous 4,525 SQ FT PIE-SHAPED LOT. Built in 2017, this home offers a functional layout with 4 BEDROOMS UPSTAIRS and a MAIN FLOOR OFFICE, ideal for working from home. The bright and open living space features a COZY FIREPLACE in the living room and a chef-inspired kitchen with STAINLESS STEEL APPLIANCES, GAS STOVE, CHIMNEY HOOD FAN, DOUBLE OVEN, and BUILT-IN MICROWAVE. Enjoy exceptional outdoor living on the expansive two-tier deck, complete with a gazebo—perfect for hosting BBQs and gatherings, rain or shine. The large backyard offers ample space for relaxation and entertainment. Upstairs features four generously sized bedrooms, including one located above the garage, which can easily serve as a spacious recreation room or multi-purpose area based on your needs. The luxurious ensuite offers both style and functionality, featuring DUAL VANITIES for added convenience, a PRIVATE Toilet with a separate door, and an oversized glass-enclosed shower that creates a spa-like experience—perfect for starting or ending your day in comfort. The FULLY DEVELOPED BASEMENT includes a BEDROOM, FULL BATHROOM, and additional living area—perfect for guests or extended family. Stay cool in the summer with CENTRAL AIR CONDITIONING. Located in a vibrant community with access to SHOPPING CENTRES, SCHOOLS, PARKS, WALKING TRAILS, BANKS, and other essential AMENITIES, this home offers comfort, convenience, and exceptional value. Close Proximity to Highway makes it easy to commute. Don't miss your opportunity to own this beautiful and versatile property.

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