



GRASSROOTS
REALTY GROUP

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618 Bayview Lane SW
Airdrie, Alberta

MLS # A2256654



\$699,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,228 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Tray Ceiling(s), Walk-In Closet(s)		
Inclusions:	Refrigerator, Stove, Range Hood, Dishwasher, Built in Microwave		

Genesis Builders presents the Ashdale, a thoughtfully designed 3 bedroom 2.5 bathroom home offering more than 2200 sq ft along with a main floor office. Stepping inside, you are greeted by the warm ambiance of neutral tones and airy 9' ceilings. The luxury vinyl plank flooring guides you through the open concept main floor living space. The heart of the home is the chef's kitchen with cabinetry finished in chantilly lace, accented by black and gold hardware, a wood grain island, a glossy white herringbone tile backsplash, and bright quartz countertops paired with a stainless steel appliance package. The open concept living area offers a generous dining room that flows into the living room and provides access to the north backyard where you will enjoy sunny evenings and beautiful sunsets. A stone faced feature fireplace anchors the living room and adds warmth and style. Complimenting the main floor is a private office, a powder room, and a convenient walk through pantry from the mudroom that connects to the double attached garage. Upstairs, a central bonus room with a tray ceiling greets you and separates the primary bedroom from the second and third bedrooms. The primary bedroom is a spacious retreat with an ensuite bathroom that includes double sinks, an oversized tiled shower, and a large walk in closet. The additional bedrooms are generous in size and function perfectly for kids or guests. A beautifully finished full bathroom and a laundry room with sink complete this floor. The basement is a blank canvas with upgraded 9' ceilings and awaits your design ideas. Situated in the desirable Bayside community, this family friendly neighborhood offers endless ways to get outside. You are steps from Nose Creek Elementary School, the pathways that wind along the scenic canals, a new playground, and so much more. *Area size was calculated by

applying the RMS to the blueprints provided by the builder.