



**GRASSROOTS**  
REALTY GROUP

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**1449 Bayview Point SW  
Airdrie, Alberta**

**MLS # A2260300**



**\$529,999**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,706 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Pie Shaped Lot		

<b>Heating:</b>	ENERGY STAR Qualified Equipment, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Concrete	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island		

**Inclusions:** N/A

**\*\*Stunning 3-Bedroom Home in Desirable Bayview Community!\*\*** Discover your dream home nestled on a sprawling pie-shaped lot in the beautiful Bayview community. This meticulously upgraded 3-bedroom, 2.5-bath residence offers a modern, carpet-free interior featuring stylish light fixtures and sleek black faucets throughout. The open-concept living space is perfect for entertaining, while the well-appointed kitchen boasts contemporary appliances ready for your culinary adventures. Enjoy the convenience of a single front-attached garage and the peace of mind that comes with no rear neighbours, providing a serene backdrop to your daily life. Located across from a future school site, this home is ideal for families seeking a vibrant community atmosphere. Don't miss out on this exceptional opportunity—schedule your viewing today!