



**GRASSROOTS**  
REALTY GROUP

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**1517 Bayview Point SW**  
**Airdrie, Alberta**

**MLS # A2266938**



**\$549,000**

|                  |                                                              |               |                  |
|------------------|--------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Bayview                                                      |               |                  |
| <b>Type:</b>     | Residential/Duplex                                           |               |                  |
| <b>Style:</b>    | 2 Storey, Attached-Side by Side                              |               |                  |
| <b>Size:</b>     | 1,725 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> | 0.08 Acre                                                    |               |                  |
| <b>Lot Feat:</b> | Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot |               |                  |

|                    |                                                                                                         |                   |    |
|--------------------|---------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                                                                              | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl                                                                                           | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                    | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                                                                      | <b>Zoning:</b>    | R2 |
| <b>Foundation:</b> | Poured Concrete                                                                                         | <b>Utilities:</b> | -  |
| <b>Features:</b>   | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters |                   |    |

**Inclusions:** none

Welcome to this gorgeous semi-detached home in the highly sought-after community of Bayview, Airdrie—where modern design meets comfort and functionality. Perfectly situated next to the canal and green space, this property offers a peaceful lifestyle surrounded by nature, walking paths, and scenic views. The home’s inviting curb appeal and oversized single-car garage set the tone for what awaits inside. Step into a thoughtfully designed main floor featuring a dedicated office, ideal for remote work or study. The upgraded kitchen is a true centerpiece, showcasing stainless steel appliances, a gas range, full-height cabinets, quartz countertops, and a large island—perfect for entertaining and everyday living. The open-concept living and dining areas are bright and spacious, enhanced by large windows that flood the home with natural light. Upstairs, you’ll find three bedrooms in total, offering incredible flexibility for families of all sizes. The primary suite is a private retreat with a 4-piece ensuite and a walk-in closet, while two additional good-sized bedrooms provide plenty of space for children or guests. Another full bathroom and an ample-sized bonus area complete this level, offering a perfect spot for a media room or play space. Notable upgrades include pot lights in the kitchen, bonus room, and master bedroom, along with elegant tray ceilings in the bonus and master areas, adding a touch of architectural charm. Step outside to enjoy your oversized backyard with a spacious deck, ideal for summer barbecues and outdoor gatherings. Located close to schools, shopping, parks, and everyday amenities, this Bayview beauty offers the ideal balance of style, space, and convenience. Don’t miss your opportunity to own this exceptional Airdrie home—schedule your private viewing today!

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