



**1414 Bayview Crescent SW**  
**Airdrie, Alberta**

**MLS # A2267299**



**\$699,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,070 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

Welcome to 1414 Bayview Crescent, a beautifully designed 3-bedroom, 2.5 bathroom WALKOUT home with sunny south backyard exposure that floods the home with natural light. Step inside to a bright, inviting main floor featuring luxury vinyl plank flooring that spans the entire level and is complemented by 9-foot ceilings. The chef's kitchen showcases sleek grey cabinetry with stylish black hardware, paired with a crisp white tile backsplash, elegant quartz countertops, and stainless steel appliances. A convenient gas line is already installed, should you wish to upgrade to a gas range. The living room features a stunning floor-to-ceiling tiled feature wall, creating a beautiful focal point. Adjacent to the living space, the dining area is ideal for entertaining and flows seamlessly to the outdoors. Extend your living space to the outdoors and enjoy warm summer days on the full-width deck. Completing the main floor are a practical mudroom just off the double-attached garage, a spacious pantry, and a convenient powder room. Upstairs, you'll find a central bonus room that provides separation between the primary suite and the secondary bedrooms, offering both comfort and privacy. The primary retreat is generously sized and features a spa-inspired ensuite with dual sinks, a relaxing soaker tub, and an oversized shower, as well as a truly impressive walk-in closet. A full bathroom complements two additional well-sized bedrooms, while the upstairs laundry room adds everyday convenience. The unfinished walkout basement, with 9-foot ceilings, offers a blank canvas for your future development ideas.