



GRASSROOTS
REALTY GROUP

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50 Bayview Circle SW
Airdrie, Alberta

MLS # A2268701



\$899,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,492 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Greenbelt, P		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, High Ceilings, Quartz Counters, See Remarks, Tray Ceiling(s), Vaulted Ceiling(s), Wet Bar		

Inclusions: Two beverage refrigerators, and a microwave in walk out basement. Large shed in the backyard included as well as brand new gas heater in the garage

Welcome to this IMPECCABLY MAINTAINED FIVE BEDROOM FAMILY HOME perfectly positioned on a SPECTACULAR CANAL LOT in the sought-after community of BAYVIEW. (**CLICK on 3D ICON and MOVIE REEL ICON ABOVE FOR VIRTUAL TOURS**) OVER 3400 developed square feet backing directly onto the water with only one neighbour and a walking path on the other side, this property offers both privacy and year-round recreation — enjoy canoeing and paddle boarding in summer, and a true winter wonderland of skating and pond hockey when the canal freezes over. The MAIN FLOOR features an open-concept design with LUXURY VINYL PLANK FLOORING, large bright windows that flood the home with natural light, and a modern kitchen with gas rough-in for a future range. UPSTARS, you’ll find FOUR SPACIOUS BEDROOMS PLUS A VAULTED BONUS ROOM, and a luxurious FIVE PIECE ENSUITE with a standalone deep soaking tub and glass shower. The FULLY FINISHED WALKOUT BASEMENT 9 FOOT CEILINGS, an electric fireplace, custom built-ins, and a stylish wet bar complete with quartz countertops, microwave, and two beverage refrigerators—perfect for entertaining. A FIFTH BEDROOM and stunning bathroom with floor-to-ceiling tiled shower complete the lower level. Outside, enjoy an UPPER DECK WITH SWEEPING CANAL VIEWS with sweeping canal views and a COVERED PATIO BELOW, ideal for morning coffee or evening relaxation. The HEATED GARAGE (brand-new gas heater) and LARGE BACKYARD SHED add practicality and storage. Walking distance to Nose Creek Elementary (K–5) and within the boundaries for C.W. Perry Middle School. THIS HOME COMBINES COMFORT, FUNCTION, AND LIFESTYLE IN ONE REMARKABLE PACKAGE!

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