



GRASSROOTS
REALTY GROUP

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337 Bayview Way SW
Airdrie, Alberta

MLS # A2276008



\$549,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,806 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Wood	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry		

Inclusions: None

Welcome to Bayview! This stunning 2-story, 3-bedroom home is in excellent condition and has been lovingly maintained. The main floor boasts an open-concept design with 9-foot ceilings, high-quality laminate flooring, upgraded stainless steel appliances, a pantry, a dedicated dining area, and a cozy gas fireplace in the living room. Upstairs, the large primary bedroom features a luxurious ensuite with a tiled shower and a walk-in closet. The two additional bedrooms are spacious and filled with natural light from large windows. The second floor also includes a central bonus room. The basement is thoughtfully designed, with the mechanical area tucked to the side for extra space, large windows that could accommodate a fourth bedroom, and a bathroom. The southwest-facing backyard is generously sized and includes a large deck. Located in a peaceful neighborhood, this home is conveniently close to schools, parks, churches, canals, and all the amenities Airdrie has to offer.