

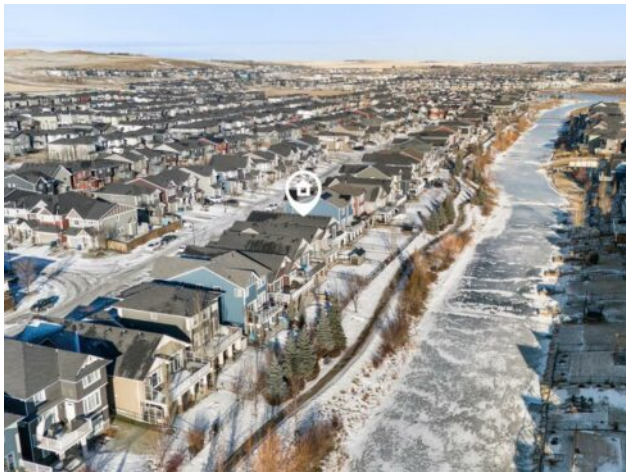


GRASSROOTS
REALTY GROUP

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86 Bayview Circle SW
Airdrie, Alberta

MLS # A2280943



\$779,900

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,338 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Landscaped, Lawn, No Neighbours Be		

Heating: High Efficiency, Forced Air, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1-U

Utilities: -

Features: Bar, Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Shed, Cupboard and bench in the garage, kayaks, Hot tub & Accessories, TV Mount in living room, Cupboard in Mudroom, Fridge in basement utility room

Wake up to water views in this stunning walk-out bungalow backing directly onto the Bayview canal, a rare opportunity to enjoy privacy, tranquility, and year-round outdoor living in one of Airdrie's most desirable communities. With just water, pathways, and open sky, this home offers the peaceful retreat so many buyers are searching for but rarely find. Designed for effortless main-floor living, the home features vaulted ceilings throughout the main level, including the primary bedroom and living room, creating a bright, open atmosphere filled with natural light. The kitchen is both stylish and functional, showcasing a gas range, stainless steel appliances, quartz countertops, and a full side pantry, making it ideal for those who love to cook and entertain. Step outside to the east-facing back deck overlooking the canal—perfect for enjoying morning sun, coffee, or hosting guests. The primary suite is a true retreat, offering serene water views, a walk-in closet plus a second closet, and a spa-inspired 5-piece ensuite with dual sinks and a deep soaker tub. The main level also includes a second bedroom, full bathroom, convenient laundry room, and a spacious mudroom off the garage, adding everyday practicality to the elegant layout. A cozy gas fireplace anchors the living room, enhancing both comfort and ambiance. The finished walk-out basement extends the living space with a large family room, two additional bedrooms, a full bathroom, and a wet bar with patio access, making it ideal for entertaining, guests, or multigenerational living. Tucked away beneath the stairs is a hidden “secret room,” accessed through a closet—perfect as a play space, dog den, or additional storage. The fully landscaped backyard is complete with a hot tub and a gate providing direct access to the walking path and canal, where residents enjoy skating, hockey,

canoeing, kayaking, paddle boarding, and peaceful strolls throughout the seasons. Located in a family-friendly, well-maintained neighbourhood, this home is just a short walk to Nose Creek Elementary, multiple parks, playgrounds, a bike track, tennis courts, basketball courts, and an outdoor fitness area. Bayview Park, with its creeks, picnic areas, amphitheater, and additional tennis courts, is minutes away. In winter, the community comes together to create skating rinks enjoyed all season long—right outside your back door. This 4-bedroom, 3-bathroom walk-out bungalow delivers a lifestyle defined by convenience, comfort, and connection to nature. Backing onto the Bayview canal, it offers a rare blend of privacy, views, and low-maintenance luxury in a quiet, established setting—an exceptional place to call home.