



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

352 Bayview Street SW
Airdrie, Alberta

MLS # A2283792



\$589,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,642 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, See Remarks, Storage, Walk-In Closet(s)		
Inclusions:	storage shed		

OPEN HOUSE Saturday February 7th 1-3pm! DIRECTLY ACROSS FROM GREENSPACE - FULLY FINISHED - NEW AC - NEW GARAGE & BASEMENT Move-in ready and beautifully maintained, this stylish original-owner home delivers modern comfort and everyday functionality with nearly 2,500 sq. ft. of fully developed living space. Thoughtful upgrades enhance the home throughout, including air conditioning (2022), a fully finished permitted basement completed in 2024, and a brick paver patio ideal for outdoor enjoyment. Upon entry, you're welcomed by an abundance of natural light from west-facing windows in the front side room, offering open views of the expansive green space directly across the street! Designed with connection in mind, the main floor features an inviting living room accented by rich vinyl plank flooring, while the impressive kitchen stands out with the center island perfect for gathering, quartz countertops, and stainless steel appliances that tie the space together seamlessly. The generous dining area flows directly to the backyard, where a sun-filled brick paver patio creates the perfect setting for morning coffee, summer barbecues, and effortless outdoor living. At the rear of the property, a fully finished double detached garage with beautiful epoxy flooring provides the dream workshop, ample storage, and year-round vehicle protection. Upstairs, the primary bedroom serves as a relaxing retreat complete with a stylish ensuite, while two additional bedrooms and a full bathroom offer space for family, guests, or a home office. The fully finished basement adds versatility and comfort, ideal for movie nights, a kids' play area, or a quiet workspace, along with a spacious fourth bedroom for added flexibility. Located in the welcoming, family-oriented community of Bayview, this home is just steps from parks,

playgrounds, walking and biking paths, schools, transit, shopping and amenities found throughout SW Airdrie. Don't miss the chance to see it for yourself, book your private viewing today!