



**126 Bayview Circle SW**  
**Airdrie, Alberta**

**MLS # A2286936**



**\$855,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,466 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Front Drive, Garage Faces Front, Insulated		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Interior Lot, Sloped Down		

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

**Inclusions:** All furniture is negotiable.

Welcome to the kind of home families wait for. Backing directly onto the canal and walking paths, this 2,466 SQ FT two storey walkout offers the perfect blend of space, layout, and lifestyle. Imagine morning walks along the water, kids biking the trails after school, and summer evenings on the deck with no rear neighbours behind you &mdash; just peaceful canal views. Inside, the bright open to above foyer creates an airy first impression. The main floor was designed with family living in mind, featuring a private office with barn doors, a spacious kitchen with a walkthrough pantry complete with built-in shelves for effortless organization and easy grocery drop offs, and a thoughtfully designed mudroom with four built-in cubbies and additional built-in shelving to keep everyone organized. Upstairs offers room for everyone to spread out with a generous bonus room for movie nights or play space, three well sized bedrooms, a full bath, and a conveniently located laundry room. The primary retreat feels like a true escape with a walk in closet and an ensuite featuring a fully tiled stand up shower, separate soaker tub, and plenty of space to unwind. The unfinished walkout basement is roughed in for a future bathroom and wet bar and opens directly to the backyard and canal pathways, offering incredible potential to create the rec space, home gym, or guest area your family needs. With 2,466 SQ FT above grade, a functional layout, walkout basement, canal backing, and quiet street location, this is the move up opportunity that checks all the boxes.