



**352 Bayview Street SW
Airdrie, Alberta**

MLS # A2291309



\$582,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,623 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		

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:	Kitchen Island		

Inclusions: N/A

Move-in ready and beautifully maintained, this stylish original-owner home offers nearly 2,500 sq. ft. of fully developed living space with thoughtful upgrades throughout. Perfectly positioned directly across from expansive greenspace, the home enjoys open views and an abundance of natural light from west-facing front windows, creating a bright and welcoming atmosphere from the moment you step inside. The main floor is designed for both comfort and connection, featuring a spacious living room highlighted by rich vinyl plank flooring and an inviting layout ideal for everyday living. The impressive kitchen is the heart of the home, complete with quartz countertops, stainless steel appliances, and a large central island perfect for gathering with family and friends. The generous dining area flows seamlessly to the backyard, where a sun-filled brick paver patio creates the perfect setting for morning coffee, summer barbecues, and relaxing evenings outdoors. Upstairs, the primary bedroom offers a stylish ensuite and ample closet space, while two additional bedrooms and a full bathroom provide flexibility for family, guests, or a home office. The fully finished permitted basement, completed in 2024, adds exceptional versatility with a comfortable rec room ideal for movie nights, a kids’ play area, or a quiet workspace, along with a spacious fourth bedroom. Additional upgrades include central air conditioning installed in 2022, extra-thick carpet underlay in the basement for added comfort, and a fully finished double detached garage with durable epoxy flooring that creates the perfect space for vehicles, storage, or a workshop. Located in the welcoming and family-friendly community of Bayview, this home is just steps from parks, playgrounds, scenic walking and biking paths, and conveniently close to schools, transit, shopping, and everyday amenities throughout

southwest Airdrie. This exceptional property combines location, comfort, and quality upgrades, book your private showing today.