



**937 Bayview Heights  
Airdrie, Alberta**

**MLS # A2292159**



**\$620,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,586 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks		

**Inclusions:** Ring Doorbell, Rear Camera, Laundry Room Hanger, TV & Mount above fireplace, Pergola, Dining room drapes and rod.

OPEN HOUSE THIS SUNDAY, MARCH 15TH FROM 1-3 PM! Yes, this is a real home. These photos were not taken from a home decor magazine or boutique catalogue. Yes, someone actually lives here, and no, this is not a staged showhome. The homeowner is fastidious. The lawn gets trimmed by hand, and the floor is scrubbed with a toothbrush. Ok, this may be a mild exaggeration. However, the fact remains that this AIR CONDITIONED home shows better than new, and it has been updated to perfection. The spacious foyer is a welcoming first impression with access to the garage and a 2-piece bath. The kitchen features top-of-the-line appliances with an induction stove. Custom light fixtures, gold-toned hardware, a silgranite oversized farm sink with a high-end faucet and a massive pantry with custom shelving make this an efficient and beautiful space. The dining room has a custom feature wall that adds richness of character. The living room has a stone-surround fireplace with a mantle with gorgeous views out the large windows. Outside, the WEST backyard has been professionally landscaped with a custom design including a privacy fence, irrigation front and back, a full-width concrete patio, mature trees, and a pergola that provides shade with a custom bench. Upstairs, you’ll love the separate laundry room with an abundance of shelving. The primary suite is well-appointed with a luxurious ensuite that includes an oversized tiled shower and an elegant vanity and a makeup spot, with access to the walk-in closet. Two additional bedrooms and a 4-piece bathroom complete this level. The unfinished basement is well laid out with two large windows for future bedrooms and rough-in plumbing. The location is superb, along the western edge of Bayview on a quiet cul-de-sac with no neighbours behind. This home is better than new.