



GRASSROOTS
REALTY GROUP

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**1086 Bayview Crescent SW
Airdrie, Alberta**

MLS # A2293567



\$649,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,071 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Electric, Forced Air	Water:	-
Floors:	Carpet, Vinyl, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)

Inclusions: none

Welcome to the “Leo”; a beautifully designed 3-bedroom, 2.5 bathroom brand new home offering over 2000 sq ft of finished living space. Step inside to a bright, inviting main floor featuring luxury vinyl plank flooring that spans the entire level and is complemented by 9-foot ceilings. The chef's kitchen showcases sleek cabinetry with stylish black hardware, paired with a crisp white tile backsplash, elegant quartz countertops, and stainless steel appliances. The living room features a stunning floor-to-ceiling tiled feature wall, creating a beautiful focal point. Adjacent to the living space, the dining area is ideal for entertaining and flows seamlessly to the outdoors. Completing the main floor is a practical mudroom just off the double-attached garage, a spacious pantry, and a convenient powder room. Upstairs, you'll find a central bonus room that provides separation between the primary suite and the secondary bedrooms, offering both comfort and privacy. The primary retreat is generously sized and features a spa-inspired ensuite with dual sinks, a relaxing soaker tub, and an oversized shower, as well as a truly impressive walk-in closet. A full bathroom complements two additional well-sized bedrooms, while the upstairs laundry room adds everyday convenience. The unfinished basement, with 9-foot ceilings, offers a blank canvas for your future development ideas. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself! *RMS has been applied to construction drawings provided by the builder. Taxes to be assessed. Open House Sat/Sun, March 21/22 1-3 pm.

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