



**395 Bayview Way SW
Airdrie, Alberta**

MLS # A2293924



\$730,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,977 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Separate Entrance		

Inclusions: Downstairs Furniture: 65 inch TV, Couch, Loveseat, Table and 4 chairs, Bed, Dresser, Nightstand(2),

Welcome to this modern beauty, 2-storey home with an illegal suite and side entrance. Located in the highly sought-after community of Baysprings—where peace and quiet surround you. Upstairs is vacant and ready for immediate possession, offering a seamless transition for its next owners. From the moment you step inside, you’ll appreciate the bright, open-concept design enhanced by 9-foot ceilings on the main floor and large windows that flood the space with natural light. The inviting living room is anchored by a cozy fireplace, creating the perfect place to unwind. The kitchen is both stylish and functional, featuring a timeless blend of white and natural wood cabinetry, stainless steel appliances, a large central island, and a walk-through pantry—designed for both everyday living and entertaining. The dining area overlooks the backyard, offering a warm and welcoming space to gather. A versatile main floor flex room provides the perfect space for a home office, playroom, or quiet retreat, along with a convenient 2-piece bath to complete the level. Second Floor, you’ll find three generously sized bedrooms, including a spacious primary suite with a luxurious 5-piece ensuite. A large bonus room offers additional living space for movie nights or family time, while the upper-level laundry and full 4-piece bathroom add everyday convenience. The fully finished ILLEGAL basement suite with a separate side entrance adds incredible flexibility for extended family or other uses. It’s complete with 9ft ceilings, its own living space, full kitchen with dishwasher, fridge, stove, 1 bedroom, laundry room and full bathroom Set on a quiet street and just steps from scenic walking pathways, parks, and everyday amenities, this home offers the lifestyle today’s buyers are searching for. Bright, spacious, and beautifully updated—this is a home you can truly

move into and start living right away.