



**251 Bayview Street SW**  
**Airdrie, Alberta**

**MLS # A2304581**



**\$710,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Baysprings             |               |                  |
| <b>Type:</b>     | Residential/House      |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 2,072 sq.ft.           | <b>Age:</b>   | 2017 (9 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.09 Acre              |               |                  |
| <b>Lot Feat:</b> | Rectangular Lot        |               |                  |

|                    |                                |                   |    |
|--------------------|--------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Pantry                         |                   |    |

**Inclusions:** N/A

Welcome to this well-designed two-storey home offering space, functionality, and versatility—perfect for a growing or multi-generational family! The main floor features a bright open-concept layout with a spacious kitchen, dining area, and inviting living room centered around a cozy gas fireplace. A private office/flex room near the front entrance provides the ideal space for working from home or a quiet retreat. Upstairs, you’ll find a generous bonus room perfect for family gatherings, along with a large primary bedroom retreat and two additional well-sized bedrooms—plenty of room for everyone. The fully finished basement with a separate entrance adds incredible value and flexibility, ideal for extended family living. Located in a desirable area close to everyday amenities, this home offers both comfort and opportunity. Whether you’re looking for space, income potential, or room to grow—this one checks all the boxes!