



GRASSROOTS
REALTY GROUP

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402 Bayview Manor SW
Airdrie, Alberta

MLS # A2128017



\$654,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,613 sq.ft.	Age:	2024 (0 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot, Front Yard, Street Lighting, Rectangular L		

Heating:	Central	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Smart Home, Storage, Walk-In Closet(s)		
Inclusions:	NONE		

Welcome to your dream home nestled in the picturesque Bayview community of Airdrie! This brand new, South facing 5-bedroom detached house designed for modern comfort and convenience, offering an ideal blend of style and functionality. Upon entering, you'll be impressed by the spacious foyer that sets the tone for the rest of the home. The main floor boasts a separate front living area, perfect for relaxing or entertaining guests. With 9-foot knockdown ceilings, pot lights and a half bathroom, every detail contributes to a comfortable and inviting atmosphere. The heart of the home is the open-concept dining area and kitchen, where meals and memories will be made. The kitchen is a chef's delight featuring stainless steel appliances, Quartz Counters, a Hood fan, Built-In Microwave, and a convenient Island for meal preparation and casual dining. The large pantry ensures ample storage space for all your kitchen essentials. Luxury vinyl plank flooring graces the main level, offering durability and easy maintenance. As you ascend the beautiful wide staircase, you'll discover three generously sized bedrooms on the upper level. Each bedroom is thoughtfully designed with ample closet space and large windows that bathe the rooms in natural light. The master suite is a true retreat, complete with a luxurious ensuite 4-piece bathroom featuring a tub & Quartz countertop Sink. A second full 3-piece bathroom serves the remaining bedrooms, catering to the needs of a growing family or guests. Convenience is elevated with upper-level laundry, making chores a breeze. The finished basement presents a world of possibilities with a Separate Entrance along with 2 bedrooms and a full washroom. Outside, the property includes a detached double car garage. The laned design ensures easy access to your backyard without the worry of backing out onto a street, providing a safe and private

outdoor oasis for relaxation and play. Located in the desirable Bayview community, this home is in close proximity to Bayview Park, playgrounds, shopping, and amenities. Commuting is a breeze with quick access to major highways, including just a 10-minute drive to Crossiron Mall and a 15-minute drive to Calgary International Airport. With the house vacant and available for quick possession, seize the opportunity to turn this beautiful 5-bedroom laned house into your next dream home. Schedule a viewing today and start envisioning your future in this inviting and well-appointed residence!