



**78 Bayview Circle SW**  
**Airdrie, Alberta**

**MLS # A2135891**



**\$839,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,359 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Stone Counters, Vaulted Ceiling(s), Vinyl Windows, Wet Bar

**Inclusions:** Gemstone lighting, Shed, Murphy Bed in Basement Bedroom, Phantom screen at front door, bench in backyard, archway in backyard at back gate, Pool Table and pool accessories, Pool table accessory on basement wall, (IF NOT YET SOLD privately), Alarm System Equipment (all).

Welcome to Your Dream Home in Bayside! Nestled within the serene community of Bayside, this exquisite walkout bungalow offers the perfect blend of elegance and comfort. This home is PERFECT for DOWNSIZERS or a family looking for single level living with loads of space. Let the grand children roam free on either of the two OPEN CONCEPT and SPACIOUS floors. Meticulously maintained and cherished by its owners, this home exudes pride of ownership at every turn. With 4 bedrooms, 3 bathrooms, and 1358 square feet above grade, this home provides AMPLE SPACE for your family to grow and thrive. Enjoy beautiful views and peaceful surroundings as this home BACKS ONTO a picturesque CANAL, providing a serene backdrop for relaxation and outdoor enjoyment. Indulge in luxury living with HIGH-END finishes, and entertain with ease in the home's open-concept layout, featuring light-filled living areas and a functional design that's perfect for hosting gatherings of any size. Finally, enjoy easy access to amenities such as shopping, dining, schools, parks, and walking paths. Don't wait. Book your showing today!