



**1403 Bayview Crescent SW  
Airdrie, Alberta**

**MLS # A2148831**



**\$805,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,346 sq.ft.	<b>Age:</b>	2025 (-1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	TBD
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Separate Entrance, Smart Home, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Located in the desirable Bayview is this 2,272sq ft open concept home. Featuring 3 beds, 2.5 baths and big Bonus Room. This beautifully designed home is perfect for gatherings with having a open concept kitchen, island as well as a bonus butlers pantry. Another bonus on your main floor is a cantilevered pocket office!! Upstairs hosts all three bedrooms, spacious laundry room, great sized rooms & bonus room. Also upstairs is the master oasis with a huge room, ensuite with double sinks, soaker tub, stand up shower and private toilet area. You also get a very generous sized walk in closet. This well designed home also comes with a side entrance to your unfinished basement & 9" Foundation in the basement!! Additional upgrades in this home are Smart Home Package/Modern Kitchen with 42" Upper Cabinets/Stainless Steel Appliance Package, Gas Line to Range and BBQ/Electric Fireplace Featuring Tile/Tray Ceiling in Master Ensuite/Pot Lights in Bonus Room & more. Photos representative