



**921 Bayview Heights SW
Airdrie, Alberta**

MLS # A2161047



\$749,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,090 sq.ft.	Age:	2023 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)		
Inclusions:	Gym equipment, all furniture, TV		

OPEN HOUSE SAT AUG 31st 1-3pm LIKE-NEW, BARELY LIVED-IN stylish home still under the BUILDER'S 10-YEAR WARRANTY! Everything in the home is included - \$25K IN FURNITURE INCLUSIONS! Ideally located with a WEST BACKYARD WITH NO REAR NEIGHBOURS and just A BLOCK AWAY FROM THE CANALS, extensive walking paths and green spaces. The builder is to complete the front landscaping with sod and a tree. Inside this sanctuary is a designer style, perfectly combining beauty and function with thoughtful upgrades like WIDE PLANK VINYL FLOORING, UPSCALE LIGHTING and loads of windows streaming in natural light. FLOOR-TO-CEILING TILE dramatically encases the FIREPLACE in the living room with oversized windows and an INCLUDED TV creating an inviting atmosphere. The stunning kitchen inspires culinary adventures featuring STAINLESS STEEL APPLIANCES, A MASSIVE CENTRE ISLAND, STONE COUNTERTOPS, A GAS LINE and a pantry for extra storage. Chic lighting adorns the dining room where oversized patio sliders to the rear yard with gas line for summer barbecues. Off the kitchen, a flex space allows for an open home office or a great place for kids to study, art, craft, or store their toys. A private foyer, a large mudroom and a powder room tucked away near the garage entry complete this level. A large bonus room with an upgraded tray ceiling on the upper level entices relaxation, time spent together as a family and entertaining guests. Retreat at the end of the day to the spacious primary oasis overlooking the backyard. Adding to the allure of this owner's haven is a large walk-in closet and a luxurious ensuite boasting upgraded stone countertops, dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are generously sized with

easy access to the stylish 4-piece bathroom also with stone countertops. Laundry with storage adds to your convenience, no more hauling loads up and down the stairs. Awaiting your design ideas, the unfinished basement is already fitted with a water softener, 3 windows, rough-in for a 3-piece bathroom and soaring 9' ceilings. The gym equipment is even included! The double attached garage is insulated and drywalled with the added benefits of an ultra-quiet side mount opener and an upgraded larger overhead door. This move-in ready home is in an unsurpassable location inviting you to stroll along the 6 km of waterways in this serene community with kayaking, cray fishing and pond hockey in the winter. Just a short bike ride to the always popular Chinook Winds Park, Ralph McCall School and Nose Creek Elementary School. Truly an unbeatable location with everything close at hand in a friendly neighbourhood that embraces the natural beauty of rural living yet has all the comforts of big city life!