



**826 Bayview Terrace SW**  
**Airdrie, Alberta**

**MLS # A2161535**



**\$609,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,590 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, No Animal Home, No Smoking Home, Quartz Counters		

**Inclusions:** None

Welcome to your dream home nestled in the picturesque Bayview community of Airdrie! This brand new, south facing 3-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 unfinished basement presents a world of possibilities with a Separate Entrance and a pre-planned layout for 2 bedrooms, along with a rough-in for a future washroom. This blank canvas allows you to customize the space to suit your lifestyle and preferences, whether it's creating additional living areas, a home

office, or a recreational space. Outside, the property includes a double car concrete pad, offering the option to build a double detached garage in the future. 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 Cross iron Mall and a 15-minute drive to Calgary International Airport. Outside at the back of the house, you'll find a gas line installed in the backyard. This feature is perfect for summer barbecues and outdoor entertaining, making your deck or patio space both functional and inviting for gatherings with family and With the house vacant and available for quick possession, seize the opportunity to turn this beautiful 3-bedroom laned house into your next dream home. Schedule a viewing today and start envisioning your future in this inviting and well-appointed residence!