



GRASSROOTS
REALTY GROUP

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1403 Bayview Crescent SW
Airdrie, Alberta

MLS # A2193319



\$759,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,339 sq.ft.	Age:	2024 (1 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Hood Range, Dishwasher, Built in Microwave

Welcome to 1403 Bayview Crescent, a beautiful BRAND NEW home offering over 2300 sq ft of developed living space, 3 bedrooms, 2.5 bathrooms, and a main floor flex room with a closet. This property is ready for IMMEDIATE POSSESSION! Stepping into the home, you are greeted by the functional design, which includes a spacious mudroom adjacent to the open-to-above front foyer and attached oversized garage. Stylish and durable luxury vinyl flooring leads you through the home, offering a main floor flex room/bedroom, 2 pc powder room, and an open concept kitchen, dining room, and living room, making the home hub the perfect for entertaining space. The chef's kitchen offers 42" cabinets, quartz countertops, a spacious island and sleek stainless steel appliances with a handy butler pantry for all your kitchen appliances. An innovative tech space off the kitchen makes kids' homework time a breeze, and the living room features a cozy electric fireplace with tile around. Head upstairs, where a central bonus room greets you and provides separation from the 3 additional bedrooms and 4 pc bathroom. The primary retreat is quite literally a wing of the home with plenty of room to accommodate a king-size bedroom suite. A conveniently placed laundry room across from the impressive walk-in closet provides convenience. The ensuite bathroom boasts his and hers sinks, an oversized separate shower, and a luxurious soaker tub, which is a dream. The unfinished basement with upgraded 9' ceilings is well laid out for future development, and the separate entrance allows for multiple potential uses! Situated in the desirable Bayside community, a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike

park, and so much more.