



**GRASSROOTS**  
REALTY GROUP

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**1121 Bayview Gardens SW  
Airdrie, Alberta**

**MLS # A2197482**



**\$699,990**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,743 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	Back Lane, Rectangular Lot		

<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>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, See Remarks, Vinyl Siding	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks		

**Inclusions:** None

Welcome to 1121 Bayview Gardens SW, Airdrie! This stunning newly built home in the highly sought-after community of Bayview offers over 2,411 sq. ft. of developed living space, filled with modern upgrades and high-end finishes. Built by Calbridge Homes, this gorgeous and stylish property features 4 bedrooms, a bonus room, 3.5 bathrooms, and a double detached garage. As you step inside, you'll be welcomed by an open-concept design with large windows and 9-ft ceilings on the main floor, allowing for an abundance of natural light. The space boasts knockdown spantex ceilings, upgraded lighting fixtures, and luxury vinyl plank flooring throughout main level. The spacious gourmet kitchen is a chef's dream, featuring elegant quartz countertops, a huge central island, full-height rich cabinetry with soft-close drawers, stainless steel appliances, a built-in microwave, gas cooktop, chimney-style hood fan, beautiful tile backsplash, and a large walk-in pantry. The bright and airy living room is centered around a cozy gas fireplace, while the open dining/nook area, mudroom, and powder room add to the functionality of the main floor. Upstairs, the luxurious primary bedroom features a 4-piece ensuite and walk-in closet, complemented by two additional generously sized bedrooms, a full bathroom, a laundry room, and a versatile bonus room, ideal for family gatherings. The professionally finished basement by the builder adds even more value and living space, featuring a large family room, making it an excellent space for relaxation or entertaining, an additional bedroom, and a modern bathroom. Outside, the home's charming curb appeal is enhanced by a spacious front porch with a full-sized concrete deck and aluminum railing. Ideally located near playgrounds, tennis courts, shopping centers, and offering easy access to major highways, this home offers both

comfort and convenience. Don't miss out—schedule a showing today and experience this exceptional home for yourself!