



**605 Bayview Way SW
Airdrie, Alberta**

MLS # A2205137



\$875,000

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,395 sq.ft.	Age:	2021 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Private		
Lot Size:	0.10 Acre		
Lot Feat:	Low Maintenance Landscape, Rectangular Lot		

Heating:	High Efficiency	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Storage Shed, Kitchen TV Bracket, 2 Garage Remotes

Exquisite Executive Bungalow located Across from GREENSPACE and the Canals! Welcome to 605 Bayview Way SW, Airdrie, a One-of-a-Kind Luxury Bungalow in the highly sought-after community of Bayview. Custom Built by Calbridge Homes, this Beautifully Upgraded Home exudes Superior Craftsmanship, Timeless Elegance, and Pride of Ownership. This pet-free home is Fully Finished and meticulously maintained, offering both style and functionality. Step inside to discover an open-concept main floor featuring 9' ceilings with a stunning Vault over the Living and Dining areas. Oversized Triple-glazed Windows flood the space with natural light complementing the elegant Waterproof Vinyl Flooring, Wrought Iron Spindles, and Sophisticated Lighting Fixtures. The Gourmet Kitchen is a Chef's Dream boasting an Abundance of Full Height White Cabinetry, Premium Stainless-steel Appliances, including a 5 Burner Gas Cooktop, Wall Oven, High-end wall Microwave, Chimney Hood Fan, and Refrigerator. The gleaming Granite Countertops, Soft-close Dovetail Cabinetry, and a large Blanco Super Single Sink add to the Kitchen's refined appeal while the Upgraded and Oversized Pantry provides an abundance of storage. The Living Room is equally impressive and features a raised Fireplace with floor-to-ceiling tile and a built-in blower for cozy evenings. The Primary Suite is a true retreat complete with a walk-in California Closet and a Spa-like 5-piece Ensuite featuring a deep Soaker Tub, Shower Stall and 36" Custom Height Dual Sinks. The main floor also includes a dedicated Office, a stylish 2-piece powder room with a chic wooden accent wall, and a conveniently located Laundry/Mudroom with waterproof LVT Flooring. The Fully Finished basement offers an additional level of luxury with 9' ceilings, a spacious Recreation Room

with a stylish Wet Bar and plenty of space for a Games Table making it perfect for entertaining. Two oversized Bedrooms, a 4-piece bathroom, an oversized linen closet, and a massive drywalled HobbyRoom/Storage/Utility room with a 200-amp panel complete the lower level. The exterior features Low Maintenance Landscaping, a large 16'x20' Trex Deck with Gazebo and BBQ Gas line perfect for entertaining. The 22.3'x19' Garage is wired for EV charging, is plumbed for natural gas, and has hot and cold water bibs. Additional upgrades include Dual-zone HE HRV H2O Heating System, Moen Flo Leak Detection System, permitted Air Conditioning for year-round comfort, and Gemstone Architectural Lighting. This Home is Immaculate and shows like new with no expense spared in its design and upkeep. Don't miss this Rare Opportunity to own this Exceptional Bungalow in one of Airdrie's most desirable locations. Ensure to watch the video tour on MLS or Realtor.ca