



**GRASSROOTS**  
REALTY GROUP

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**839 Bayview Terrace SW**  
**Airdrie, Alberta**

**MLS # A2205644**



**\$699,300**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,180 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

The Nora II by Calbridge Homes is a beautifully designed 3-bedroom, 2.5-bathroom home with a double attached garage, offering both style and functionality. The large front entry provides ample space for welcoming friends and family and the main level features a versatile den, perfect for a kids study room or office space. The L-shaped kitchen boasts “high upper cabinetry with a stylish tiled backsplash, an upgraded appliance package, including a gas range, French door fridge, chimney hood fan, dishwasher and microwave built into the cabinets, elegant quartz countertops, and a convenient walk-through pantry leading to the mudroom. Upstairs, you'll find three spacious bedrooms, two well-appointed bathrooms, a cozy bonus room, and a large laundry room which includes brand new washer and dryer. The private ensuite for the primary bedroom adds an extra touch of luxury, making this home a perfect blend of comfort and convenience.