



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**803 Bayview Terrace SW
Airdrie, Alberta**

MLS # A2209757



\$689,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,705 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		
Inclusions:	TV Mount(s)		

****OPEN HOUSE SATURDAY APRIL 19th, 1PM-3PM** PRIME LARGE CORNER LOT, ACROSS FROM THE PARK!** This exquisite home with a WEST BACKYARD is nestled in a peaceful setting, offering picturesque park views and the soothing sounds of flowing water just across the street. This home features an array of stunning MODERN UPGRADES throughout, including the well designed CHEF’S KITCHEN with QUARTZ counters | large island | SS appliances | eye-catching backsplash | 2-tone color theme | cabinets to ceiling | PANTRY , upgraded LUXURY VINYL PLANK on the MAIN AND UPPER levels, 9ft ceiling, an EXCESS OF LARGE WINDOWS, trendy lighting fixtures, upgraded bathrooms with QUARTZ counters & black marble tile, an UPSTAIRS LAUNDRY room, a BONUS ROOM, and more! This corner lot home offers added value with exterior architectural design features on the home and extra side windows, to bring even more natural light into the home. The open concept main level showcases large and bright living/dining areas, perfect for entertaining. You will also find a large front closet, half bath and access to the large double garage. Upstairs you will discover the large primary bedroom with a SPA-LIKE ENSUITE bath with dual sinks and a walk-in closet with custom organizers, 2 more large bedrooms, another full bath, and the upstairs laundry room. The design features and sophisticated color palette in this home will impress! The corner lot offers a large yard space, and the landscaping for the front/side yards will be completed this year (grading being completed soon). Check out the park and pathways that take you to the popular Bayveiw Park with sport courts, outside exercise, and sitting areas with views of the pond and canal. Convenience is all around with quick access to schools, local amenities, and parks/pathways. Come

check it out, this unique home will not last long!