



GRASSROOTS
REALTY GROUP

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436 Bayview Way SW
Airdrie, Alberta

MLS # A2212674



\$625,000

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, Rectangu		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows		

Inclusions: 2 TV Wall mounts, 2 ceiling fans, Pergola

Welcome to this stunning bungalow nestled in the sought-after Bayview community of Airdrie. Boasting curb appeal, modern finishes, bright open layout, and thoughtful design, this home is perfect for those seeking comfort and elegance. Step inside to beautiful laminate flooring that flows throughout the main level, leading to a beautifully appointed galley kitchen featuring elegant cabinetry, sleek quartz countertops, stainless steel appliances, and a spacious pantry. Vaulted ceilings complement the spacious dining area and living room. The wood feature wall and beam add warmth and character to the space. The primary suite offers a peaceful retreat, complete with a walk-in closet and an elegant 3 pce ensuite bath. An additional full bathroom and second bedroom complete this level. Your living space is expanded in the basement with a large recreation room, third bedroom, another 4-piece bathroom, basement laundry, and ample storage. Outside, enjoy the maintenance free lifestyle with a fenced backyard, featuring a pergola, deck, turf and plenty of yard space—ideal for entertaining or relaxing. The double attached garage ensures convenience and extra storage space. Ideally located in the desirable Bayview community, this home offers easy access to parks, pathways, the canal and all the amenities that Airdrie has to offer. Don't miss out on this incredible opportunity.