



GRASSROOTS
REALTY GROUP

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534 Bayview Way SW
Airdrie, Alberta

MLS # A2216170



\$695,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,073 sq.ft.	Age:	2019 (6 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions:	Dishwasher, Garage Control(s), Oven-Built-In, Range, Range Hood, Refrigerator, Washer/Dryer
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Welcome to this beautifully maintained home in the sought-after community of Bayview. Originally built by Genesis Builders, this property offers timeless design and modern comfort. Featuring an attached double garage, the home welcomes you with durable laminate flooring on the main level and elegant quartz countertops throughout. The spacious main floor boasts 9-foot ceilings, an inviting gas fireplace in the great room, a functional mudroom, and a stylish kitchen complete with white cabinetry, stainless steel appliances, a walk-through pantry, and ample space for cooking and entertaining. Upstairs, you’ll find a generous bonus room, convenient upper-floor laundry, and three well-sized bedrooms, including a large primary suite with a luxurious 5-piece ensuite featuring a soaker tub, double sinks, a fully tiled shower, and a walk-in closet. Additional highlights include a front landscaping package and a fantastic location just steps from the canals, nearby schools, and all the amenities Airdrie has to offer. This home blends comfort, style, and convenience—perfect for modern family living.