



**GRASSROOTS**  
REALTY GROUP

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**74 Bayview Circle SW**  
**Airdrie, Alberta**

**MLS # A2223855**



**\$945,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,622 sq.ft.	<b>Age:</b>	2017 (8 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Brick, Silent Floor Joists	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Breakfast Bar, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub

**Inclusions:** Storage system in Garage, Security System without Monitoring, Gemstone exterior Programable Lights front and rear of house, Shed,

Welcome to this bright and spacious bungalow in the desirable community of Bayview, Airdrie. Backing onto the scenic canal, this home offers over 3,000 sq ft of fully developed living space, including more than 1,600 sq ft on the main floor. With four generous bedrooms—two up and two down—and two private home offices, it's ideal for both families and professionals working from home. The open-concept main floor features luxury vinyl plank flooring, high ceilings, and an abundance of natural light. The modern kitchen is a chef's dream, complete with quartz countertops, a large island with pendant lighting, and a 5-person breakfast bar. A premium stainless steel appliance package includes a natural gas cooktop, side-by-side fridge, built-in microwave, dishwasher, and washer/dryer. The living room is anchored by a cozy gas fireplace, and the spacious primary suite features a walk-in closet and a beautifully appointed ensuite. For added convenience, there's also main floor laundry and a large, welcoming entryway. The bright walkout basement offers high ceilings, a large recreation room, and a wet bar with a wine fridge—perfect for entertaining or relaxing with family. Step outside to your east-facing spacious Duradek-covered upper deck, perfect for enjoying the morning sun, or relax on the shaded, covered lower patio. A gas line is ready for your BBQ, making it easy to host outdoor meals. The fully landscaped lot backs onto the canal, where you can paddleboard or kayak in the summer and skate in the winter. Additional features include central air conditioning and a double garage that's drywalled with plenty of storage space. This home offers the perfect blend of comfort, functionality, and year-round outdoor living in a quiet, private location.

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