



**439 Bayview Way SW**  
**Airdrie, Alberta**

**MLS # A2304801**



**\$639,999**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,067 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

**Heating:** Forced Air

**Floors:** Carpet, Ceramic Tile

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete, Vinyl Siding

**Foundation:** Poured Concrete

**Features:** High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1-U

**Utilities:** -

**Inclusions:** none

Welcome to 439 Bayview Way SW, offered for the first time on the market! This well-maintained and thoughtfully designed home features a rare and functional layout with a total of 4 bedrooms and 3 full bathrooms. The upper floor offers 3 spacious bedrooms, 2 full baths, and a bright bonus room—perfect for a family lounge or entertainment space. The main floor includes an additional bedroom and a full bathroom, ideal for guests, extended family, or a home office. Enjoy the convenience of a separate side entrance to the basement, offering great future potential. Complete with a front-attached garage, this home is ideally located in the desirable community of Bayview, close to parks, pathways, schools, and amenities. A fantastic opportunity for families and investors alike!