



GRASSROOTS
REALTY GROUP

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126 Bayview Circle SW
Airdrie, Alberta

MLS # A2307896



\$839,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,466 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces F		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Green		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle, Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance		

Inclusions: All furniture is negotiable.

*** SELLER IS OPEN TO OPTION TO PURCHASE WITH ARRANGED PAYMENT PLANS, OFFERING FLEXIBILITY FOR BUYERS SEEKING A RENT-TO-OWN OR LEASE-OPTION OPPORTUNITY.*** Welcome to the kind of home families wait for. Backing directly onto the canal and walking paths, this 2,466 SQ FT two storey walkout offers the perfect blend of space, layout, and lifestyle. Less than 10-MIN Walk to Callie Smith Memorial Park! Imagine morning walks along the water, kids biking the trails after school, and summer evenings on the deck with no rear neighbours behind you — just peaceful canal views. Inside, the bright open to above foyer creates an airy first impression. The main floor was designed with family living in mind, featuring a private office with barn doors, a spacious kitchen with a walkthrough pantry complete with built-in shelves for effortless organization and easy grocery drop offs, and a thoughtfully designed mudroom with four built-in cubbies and additional built-in shelving to keep everyone organized. Upstairs offers room for everyone to spread out with a generous bonus room for movie nights or play space, three well sized bedrooms, a full bath, and a conveniently located laundry room. The primary retreat feels like a true escape with a walk in closet and an ensuite featuring a fully tiled stand up shower, separate soaker tub, and plenty of space to unwind. The unfinished walkout basement is roughed in for a future bathroom and wet bar and opens directly to the backyard and canal pathways, offering incredible potential to create the rec space, home gym, or guest area your family needs. With 2,466 SQ FT above grade, a functional layout, walkout basement, canal backing, and quiet street location, this is the move up opportunity that checks all the boxes.