



**GRASSROOTS**  
REALTY GROUP

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126 Bayview Street SW  
Airdrie, Alberta

MLS # A2314554



**\$659,999**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,123 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped, Lawn		

**Heating:** Electric, Forced Air, Natural Gas

**Water:** -

**Floors:** Carpet, Vinyl Plank

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Concrete, Stone, Vinyl Siding, Wood Frame

**Zoning:** R1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Stone Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** N/A

Nestled on the edge of a peaceful woodland park in the highly sought-after community of Bayview, this beautifully upgraded 3-bedroom home offers the perfect blend of comfort, style, and privacy. Designed for modern family living, this exceptional property combines functional spaces with scenic surroundings. Step inside to discover a bright and spacious main floor featuring 9-foot ceilings, an inviting open-concept layout, and elegant finishes throughout. The chef-inspired kitchen showcases granite countertops, stainless steel appliances, ample cabinetry, and seamlessly connects to the generous dining and living area complete with a cozy gas fireplace. A versatile flex room provides the ideal setup for a home office or study space, while a convenient half bath completes the main level. Upstairs, retreat to the impressive primary suite featuring a spa-inspired 5-piece ensuite and a large walk-in closet. Two additional well-sized bedrooms, a full bathroom, upper-floor laundry, and an oversized bonus room provide incredible functionality for growing families. The bonus room can easily serve as a fourth bedroom, offering flexible living options to suit your needs. Enjoy ultimate privacy with no neighbour to the north as you relax on the large back deck overlooking the serene wooded park, complete with a nearby picnic area just steps from your backyard. Additional upgrades include 9-foot basement ceilings, along with a brand-new high-efficiency furnace and heat pump installed in 2024, providing year-round comfort with both heating and cooling efficiency. Perfectly positioned in one of Bayview's most desirable settings, this stunning home offers nature, privacy, modern upgrades, and everyday convenience all in one exceptional package.