



GRASSROOTS
REALTY GROUP

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541 Bayview Street SW
Airdrie, Alberta

MLS # A2317648



\$549,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,543 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Off Street, On Street, Parking Pad, Rear Drive, See Remarks		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Interior Lot, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

In search of a detached home in Bayview, Airdrie in the price range of mid \$500s? How is this one different: Sunny & Bright EAST FACING CONVENTIONAL LOT WITH RARE TO FIND 3 WINDOWS IN THE BASEMENT | Separate Basement Entrance | LEGAL SUITE ROUGH-INS | Functional L-Shaped Rear Kitchen | Open Concept Main Floor | Rear Mudroom | Window in Stairwell | 2 BEDROOMS WITH WALK-IN-CLOSETS | Concrete Parking Pad | Walking distance to the future school site and much more. Welcome to 541 Bayview St, offering almost 1550 Sq. Ft. of immaculately finished space with 3 bedrooms and 2.5 bathrooms, waiting to be your next home. The main floor offers an open concept layout with a spacious living & dining area, 9 Ft. knockdown ceiling and WINDOWS IN BOTH FRONT & BACK for lots of natural light. The modern DUAL TONE KITCHEN is nicely tucked towards the rear for efficient space utilization, its FUNCTIONAL L-SHAPED LAYOUT offers sink on the side with decent sized island, modern light fixture and upgraded cabinets to the ceiling. Adding to the daily living functionality, this main floor features a REAR MUDROOM, ADDITIONAL REAR CLOSET and a half bath. Upstairs you will get 3 bedrooms, 2 full bathrooms and a convenient separate laundry room. The SPACIOUS & BRIGHT EAST FACING PRIMARY BEDROOM comes with a huge walk-in closet and 4-piece ensuite featuring OVERSIZED VANITY, UNDERMOUNT SINK & SHOWER TILES TO THE CEILING. The other 2 bedrooms are also decent sized and share a common bathroom. The basement comes unfinished; however, it has been PRE-PLANNED FOR A FUTURE 2-BEDROOM LEGAL SUITE (subject to City of Airdrie approvals). Rare to find, it comes with SEPARATE EXTERIOR ENTRY, 3 EGRESS SIZED WINDOWS (as the house is

built on a CONVENTIONAL LOT), mechanical tucked in the corner and ROUGH-INS FOR FUTURE BATHROOM, WET BAR AND LAUNDRY. Bayview has a lot to offer with nearby parks, playground, tennis court, canal, elementary & high school, this home itself is perfectly situated near Nose Creek Elementary School, C.W. Perry School, W.H. Croxford High School and walking distance to the future school site. Within 20 minutes you are connected to CrossIron Mills and Calgary International Airport. Do not miss this opportunity, CHECK THE 3D TOUR and book your showing today. (Please make a note that property photos were taken when it was vacant, currently it is tenant occupied).