



GRASSROOTS
REALTY GROUP

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2278 Bayview Drive SW
Airdrie, Alberta

MLS # A2319020

\$474,900



Division:	Bayview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Low Maintenance Landscape, Rectangular Lot		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Tile, Vinyl Plank

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Breakfast Bar, Closet Organizers, Kitchen Island, Open Floorplan, Recessed Lighting, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R2-T

Utilities: -

Inclusions: None

Welcome to 2278 Bayview Drive, a beautifully designed street-side luxury townhome with NO CONDO FEES! This interior Jasper townhome features an attached double garage, a rooftop patio, and low-maintenance living. The tastefully designed home offers over 1400 sq ft. of above-grade living space plus an unfinished basement with 9' ceilings, ready for your design ideas. On the main floor, you will find soaring ceilings in the open-concept living space and large windows that let natural light flow through. The chef-inspired kitchen offers beautiful cabinetry and stone countertops and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, perfect for entertaining family and friends. Complimenting the main floor is a convenient half bath, storage and entry from the attached garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a generous walk-in shower and a sizeable walk-in closet. Two additional bedrooms, a full bath, a 4-piece bath and laundry complete the upper level. Outside, enjoy time on your upper balcony, located above the garage. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre, and tennis courts, which convert into a skating rink in the winter. Come and see all the amenities the community offers for yourself! *RMS has been applied to the construction drawings provided by the builder. Taxes to be assessed.