



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1104 Bayview Gardens SW
Airdrie, Alberta

MLS # A2321058



\$547,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,577 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters		

Inclusions: n/a

Welcome to this beautifully maintained 3-bedroom, 2.5-bathroom home featuring a bright, functional layout with modern finishes throughout. As you enter, you are greeted by a spacious living room that seamlessly flows into the kitchen and dining area, creating an inviting space for everyday living and entertaining. The modern kitchen showcases a clean contemporary design with upgraded white cabinetry extending to the ceiling, a stylish backsplash, built-in wall oven, stainless steel appliances, sleek quartz countertops, and plenty of workspace. The main level features durable vinyl flooring throughout and offers convenient access to the backyard through the rear entrance. A well-placed 2-piece bathroom near the back entry adds extra functionality. Upstairs, you will find three comfortable bedrooms, including a spacious primary bedroom complete with a 4-piece ensuite. The upper level also includes an additional full bathroom and the convenience of laundry located near the bedrooms. Plush carpet flooring throughout the upper level provides added warmth and comfort. Additional features include central air conditioning for year-round comfort. This home offers a thoughtfully designed layout with modern upgrades and everyday conveniences, making it ideal for families or buyers seeking a move-in-ready property. Located in a growing community, with a brand new K–Grade 8 school coming soon, this home offers even more value and convenience for families.