



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

834 Bayview Terrace SW
Airdrie, Alberta

MLS # A2331544



\$549,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,746 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance		

Inclusions: None

OPEN HOUSE SUNDAY JULY 26 12-2PM. Welcome to this beautifully designed 1,750 sq. ft. two-storey home in the sought-after community of Bayview, Airdrie. Offering 4 bedrooms, 3 full bathrooms, and immediate possession, this thoughtfully designed home combines modern style, functionality, and comfort. The inviting main floor features a spacious foyer, a bright front bedroom, and a full bathroom with a walk-in shower—ideal for guests, multi-generational living, or a home office. The open-concept living and dining areas seamlessly connect to the north-facing gourmet kitchen, complete with upgraded stainless steel appliances, quartz countertops, a large central island, a generous walk-in pantry, and ample cabinetry. A practical mudroom with backyard access adds everyday convenience. Upstairs, the spacious primary suite offers a walk-in closet and a well-appointed 4-piece ensuite featuring dual quartz vanities and a walk-in shower. Two additional bedrooms, a full bathroom, and an upper-level laundry room complete the second floor, providing a functional layout for growing families. The unfinished basement offers exceptional future potential with a separate side entrance and rough-in plumbing for a future bathroom, making it ideal for additional living space, a recreation area, or the possibility of a secondary suite, subject to municipal approvals and permitting. The rear lane provides convenient access, with plans available for a future double detached garage on a concrete pad. Additional highlights include a complimentary Smart Home Package, New Home Warranty coverage, and immediate possession. Located just steps from scenic walking pathways, parks, playgrounds, and a tranquil canal, Bayview offers a peaceful setting with easy access to everyday amenities. This is an outstanding opportunity to own a brand-new

home in one of Airdrie's most desirable communities.