



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

734 Bayview Hill SW
Airdrie, Alberta

MLS # A2337913



\$529,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1-L0
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautiful 2024-built, 2-storey home offering 3 bedrooms, 2.5 bathrooms, and over 1,570 sq. ft. of thoughtfully designed living space in the highly desirable community of Bayview, Airdrie. With a south-facing front, this bright and inviting home enjoys abundant natural light throughout the day. The open-concept main floor features durable luxury vinyl plank (LVP) flooring and a functional layout ideal for everyday family living and entertaining. At the heart of the home is the modern kitchen, beautifully finished with quartz countertops, full-height cabinetry with risers, stainless steel appliances, and a sleek built-in range hood. The spacious dining area flows seamlessly into the sun-filled living room, creating a warm and welcoming gathering space. Step outside to the north-facing backyard, offering a cooler and comfortable setting for summer relaxation, gardening, or outdoor dining. Upstairs, the spacious primary bedroom features a 4-piece ensuite and walk-in closet. Two additional generously sized bedrooms, another full bathroom, and a conveniently located upper-floor laundry room complete this level. The unfinished basement with large windows provides excellent potential for future development. Whether you envision a family room, home office, gym, or additional bedroom, the space offers flexibility to suit your needs. Plumbing rough-ins are already in place, making future development more convenient. Located in the picturesque community of Bayview, residents enjoy beautiful parks, playgrounds, pathways, and a scenic running-water stream. The location also provides convenient access to major amenities, with CrossIron Mall approximately 10 minutes away and Calgary International Airport approximately 15 minutes away. As an added bonus, the home includes a complimentary Smart Home Package, featuring a smart thermostat, video doorbell, and smart

locks that can be controlled remotely for added convenience and security. The home combines modern finishes, a functional family-friendly layout, and an excellent location. Don't miss this opportunity to own a nearly new home in one of Airdrie's desirable communities. Book your private showing today!