



GRASSROOTS
REALTY GROUP

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1069 Bayview Crescent SW
Airdrie, Alberta

MLS # A2338043



\$474,900

Division:	Bayview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,410 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Back Lane, Front Yard, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	None		

Welcome to 1069 Bayview Crescent SW in Airdrie, a stylish Genesis Builders townhome offering a thoughtfully designed layout, modern finishes, an attached garage, no condo fees, and a private covered rooftop patio that extends your living space outdoors. The bright and inviting main floor features 9-foot ceilings and an open-concept design that seamlessly connects the kitchen, dining area, and living room. The contemporary kitchen offers plenty of workspace and storage, stainless steel appliances, sleek cabinetry, and a large peninsula perfect for casual dining and entertaining. The spacious living area is highlighted by a modern fireplace and large windows that bring an abundance of natural light into the home. A convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom provides a comfortable retreat with a walk-in closet and private 3-piece ensuite. Two additional bedrooms, a full 4-piece bathroom, and conveniently located upper-floor laundry make this level exceptionally functional for families, guests, or those needing dedicated home-office space. One of the standout features is the approximately 110 sq. ft. covered rooftop deck, creating a fantastic space for morning coffee, evening drinks, or a comfortable outdoor lounge. The attached garage offers secure parking and additional convenience year-round, while the unfinished lower level provides approximately 622 sq. ft. of additional space, giving future owners excellent potential for a family room, home gym, office, entertainment area, or additional storage. Located in Airdrie's desirable Bayview community, this home is surrounded by pathways, canals, parks, playgrounds, and green spaces. Everyday conveniences, schools, shopping, restaurants, recreation facilities, and major routes are all within easy reach, while Calgary is a convenient commute away. With 3

bedrooms, 2.5 bathrooms, an attached garage, rooftop patio, modern finishes, and no condo fees, 1069 Bayview Crescent SW delivers a fantastic combination of style, space, and low-maintenance living.