

## 234 Bayview Circle SW Airdrie, Alberta

**MLS # A2229820**



# \$739,000

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,098 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, RV Access/Parking		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this beautifully maintained and fully finished 2-storey home, ideally situated on a desirable corner lot. With 4 bedrooms, 3.5 bathrooms, this property offers room for the whole family. From the moment you step inside, you are greeted by a spacious front foyer and easy access to a thoughtfully designed mudroom with lots of cabinetry. The main level is bright and inviting, with an open-concept layout that seamlessly blends form and function. The heart of the home is a stunning kitchen with crisp white cabinetry, gleaming quartz countertops, stainless steel appliances, a generous walk-in pantry, and an abundance of storage space. Natural light pours into the adjacent living room, where oversized windows create a warm and airy atmosphere, perfect for entertaining or everyday living. Upstairs, you will find a large bonus room, ideal for a family gathering space or media room, along with 3 generously sized bedrooms. The primary suite offers a well-appointed ensuite and a walk-in closet, while a full bathroom and a dedicated laundry room complete the upper level. The fully developed basement adds even more versatility with a 4th bedroom, a full bathroom, a spacious rec room, and a flex space that can serve as a home gym, office, or extra storage, whatever suits your lifestyle. Outside, enjoy a beautifully landscaped yard with mature trees and a stunning perennial garden. The oversized deck is a showstopper, complete with a pergola and privacy walls, ideal for relaxing or hosting summer BBQs. Additional features include Gemstone exterior lighting and built-in shelving in the garage, a small RV parking pad and central air conditioning. This is a rare opportunity to own a turn-key property with exceptional curb appeal, interior comfort, and outdoor living, all in one impressive package.