

## 1387 Bayview Crescent SW Airdrie, Alberta

MLS # A2242746



# \$699,900

|                  |                                                                            |               |                  |
|------------------|----------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Bayview                                                                    |               |                  |
| <b>Type:</b>     | Residential/House                                                          |               |                  |
| <b>Style:</b>    | 2 Storey                                                                   |               |                  |
| <b>Size:</b>     | 1,847 sq.ft.                                                               | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                          | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                                                                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, City Lot, Interior Lot                                          |               |                  |

|                    |                                                                                                                                                         |                   |              |
|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|--------------|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                                                 | <b>Water:</b>     | Public       |
| <b>Floors:</b>     | Vinyl Plank                                                                                                                                             | <b>Sewer:</b>     | Public Sewer |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                         | <b>Condo Fee:</b> | -            |
| <b>Basement:</b>   | Separate/Exterior Entry, Full, Unfinished, Walk-Up To Grade                                                                                             | <b>LLD:</b>       | -            |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                                         | <b>Zoning:</b>    | RU-1         |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                         | <b>Utilities:</b> | Cable        |
| <b>Features:</b>   | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |                   |              |
| <b>Inclusions:</b> | N/A                                                                                                                                                     |                   |              |

Located in the vibrant and growing community of Bayview, this newly built 2025 home offers the perfect blend of modern design and thoughtful functionality. With schools, scenic walking trails, ponds, and a local park featuring basketball hoops, tennis courts, a charming creek, and an outdoor amphitheatre just steps away &mdash; this is a neighbourhood designed for active, connected living. Step inside to discover 9-foot ceilings on the main floor and an open-concept layout that fills the space with natural light. The chef-inspired kitchen flows into the living and dining areas, with a walk-through mudroom that includes a pantry, built-in lockers, and an extra closet for added storage. Upstairs, you'll find a spacious bonus room, convenient second-floor laundry, and three well-appointed bedrooms, including a comfortable primary suite with its own ensuite. Looking for future potential? The private side entry provides direct access to a full, undeveloped basement &mdash; a blank canvas ready for your vision. Bonus - the garage comes equipped with an EV charging outlet &mdash; perfect for your electric vehicle or future-proofing your investment. Don't miss your chance to own in one of Airdrie's most desirable and family-friendly neighbourhoods!