

**1398 Bayview Crescent SW**  
**Airdrie, Alberta**

**MLS # A2267302**



**\$679,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,936 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Electric, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** none

Does winter have you dreaming of summer in your new home with a sunny south backyard, walkout basement, 3 bedrooms and 2.5 bathrooms in a desirable community that offers a plethora of amenities designed to get you outdoors? 1398 Bayview Crescent is sure to tick all your boxes and is ready for you to call home. Stepping inside to almost 2000 sq ft of beautiful living space, 9&rsquo; ceilings, and you have a main floor flooded with natural light that flows through the open-concept kitchen, with striking warm-tone cabinetry offset by white quartz countertops and sleek stainless steel appliances. Built for entertaining, the open-concept living room features a beautiful focal-point fireplace. It flows into the dining room, with access to the expansive full-width deck, calling for those lounging summer days. A walkthrough pantry leading to the mudroom, with smart built-ins that keep things organized off the double-attached garage, and a tucked-away powder room complements the main floor. Venture upstairs where a central bonus room offers separation from the primary suite and additional bedrooms. The spacious primary suite is a true retreat, with a large walk-in closet and a spa-inspired bathroom with dual sinks, a soaker tub, and an oversized shower. The 2nd and 3rd bedrooms are a great size and are complemented by a full four-piece bathroom, and the upstairs laundry makes doing chores a breeze. The walkout basement with 9&rsquo; ceilings is a blank canvas and ready for your design ideas. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself!