

**1448 Bayview Point SW**  
**Airdrie, Alberta**

**MLS # A2293732**



**\$739,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,005 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Pantry		

**Inclusions:** N/A

Welcome to 1448 Bayview Point SW &mdash; A Stunning 2023 Genesis-Built Home in the Heart of Bayview, Airdrie! Nestled on a desirable corner lot in the beautiful community of Bayview, this home offers over 2,000 sq ft of thoughtfully designed above grade area, loaded with upgrades throughout. With 3 bedrooms + bonus room, 2.5 bathrooms upstairs, and a 2-bed and full bath finished basement, this property is the perfect blend of style, comfort, and functionality. Step inside to a bright and welcoming main floor boasting 9' ceilings, neutral tones, and stunning luxury vinyl plank flooring flowing throughout. The heart of the home is the upgraded gourmet kitchen, complete with quartz countertops, a massive island, and premium finishes &mdash; a dream for any home chef. The generous dining area opens through patio doors to the backyard, seamlessly blending indoor and outdoor living. Relax and unwind in the spacious living room, where large windows flood the space with natural light and a cozy fireplace sets the perfect ambiance for entertaining family and friends. Upstairs, the primary bedroom is a true retreat, featuring a luxurious 5-piece ensuite with quartz countertops, a freestanding soaker tub, a separate shower, and a walk-in closet. Two additional generously sized bedrooms &mdash; each with their own walk-in closets &mdash; a full bathroom with quartz countertops, a convenient upper-floor laundry room, and a large bonus room complete the second floor. The fully finished basement with a separate side entrance features 2 bedrooms, a full kitchen, a full bathroom, and separate laundry to complete the home. Outside, enjoy the corner lot with added space and privacy, and take advantage of the playground directly behind the property &mdash; perfect for families with young children right at your doorstep. Located in the sought-after community of

Bayview, this home combines modern finishes, smart layout, and an unbeatable location. Homes like this don't last &mdash; book your private showing today!