

**831 Bayview Terrace SW**  
**Airdrie, Alberta**

**MLS # A2295427**



**\$799,999**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,298 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

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

**Inclusions:** window coverings

Walk the lazy river to this beautifully upgraded 2,298 sq ft. home offering exceptional functionality and style. Features include built-in lights for all season, low maintenance front rock landscaping with exceptional curb appeal. Bright open main floor plan with great room, dinning area and central kitchen with a huge island and very spacious pantry. 4 spacious bedrooms and 2 five piece baths and a spacious walk-in closet in the master. Large flex/bonus or lifestyle room perfect for an office or playroom. third bedroom features custom full wall built-ins. Upper level laundry room has added cabinetry for enhanced storage. lower level features a STUNNING BUILT-IN SALON/GLAM ROOM with fireplace ideal for a home based business. WEST facing back yard is fully fenced (6"x6" posts for added durability) with a 26' X 10' engineered deck absolutely perfect for outdoor entertaining. Eloquent entry with spacious mud room. Just minutes away from pickle ball, tennis courts outdoor workout equipment and walking paths around the ponds. New school opening (in September 2028) a short walk away. 22' x 20' Double garage .