

**192 Bayview Street SW**  
**Airdrie, Alberta**

**MLS # A2298057**



**\$809,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,371 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, No Animal Home, No Smoking Home, Separate Entrance		

**Inclusions:** Basement Appliances: Dishwasher, Electric stove, Refrigerator, Microwave Hood Fan, Washer/Dryer

\*\*\*BEAUTIFUL FAMILY HOME WITH 4 BEDROOMS ON UPPER LEVEL + 2 BEDROOM LEGAL BASEMENT SUITE TOTAL OF 3251 SQFT LIVING SPACE \*\*\* Welcome to this stunning and spacious family home located in the highly sought-after community of Bayside in Airdrie. Thoughtfully designed and better than new, this property offers exceptional comfort and functionality with a total of four bathrooms and eye-catching stucco exterior. The main floor features a versatile office/den, a convenient 3-piece full bathroom, and a beautifully upgraded gourmet kitchen complete with a gas stove, stainless steel appliances, modern fixtures, and a well-organized pantry. The dining area opens onto a generously sized deck, perfect for entertaining. The living room showcases a cozy gas fireplace with a built-in entertainment feature, creating a warm and inviting space. Upstairs, a striking skylight fills the home with natural light. You’ll also find a spacious bonus room, a bright laundry area with stainless steel washer and dryer, and a large primary bedroom featuring a walk-in closet and a luxurious 5-piece ensuite. The oversized double attached garage provides ample room for parking and additional storage. Exterior upgrades include Gemstone lighting, adding both style and convenience. The fully developed LEGAL basement offers a separate entrance leading to a well-designed, self-contained 2-bedroom legal suite with its own separate furnace system (city-approved). Whether used as a mortgage helper or for extended family, the possibilities are endless. With a fully landscaped and fenced yard, this move-in-ready home truly has it all—just unpack and enjoy.