

**439 Bayview Way SW**  
**Airdrie, Alberta**

**MLS # A2304801**



**\$639,999**

|                  |                            |               |                  |
|------------------|----------------------------|---------------|------------------|
| <b>Division:</b> | Bayview                    |               |                  |
| <b>Type:</b>     | Residential/House          |               |                  |
| <b>Style:</b>    | 2 Storey                   |               |                  |
| <b>Size:</b>     | 2,067 sq.ft.               | <b>Age:</b>   | 2019 (7 yrs old) |
| <b>Beds:</b>     | 4                          | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Double Garage Attached     |               |                  |
| <b>Lot Size:</b> | 0.08 Acre                  |               |                  |
| <b>Lot Feat:</b> | Back Yard, Rectangular Lot |               |                  |

|                    |   |                   |      |
|--------------------|---|-------------------|------|
| <b>Heating:</b>    | Forced Air  | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Ceramic Tile  | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Concrete, Vinyl Siding  | <b>Zoning:</b>    | R1-U |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -    |
| <b>Features:</b>   | High Ceilings, No Animal Home, No Smoking Home, Pantry, Separate Entrance |                   |      |

**Inclusions:** none

Welcome to 439 Bayview Way SW, offered for the first time on the market! This well-maintained and thoughtfully designed home features a rare and functional layout with a total of 4 bedrooms and 3 full bathrooms. The upper floor offers 3 spacious bedrooms, 2 full baths, and a bright bonus room—perfect for a family lounge or entertainment space. The main floor includes an additional bedroom and a full bathroom, ideal for guests, extended family, or a home office. Enjoy the convenience of a separate side entrance to the basement, offering great future potential. Complete with a front-attached garage, this home is ideally located in the desirable community of Bayview, close to parks, pathways, schools, and amenities. A fantastic opportunity for families and investors alike!