

1105 Bayview Gardens SW
Airdrie, Alberta

MLS # A2307880



\$619,700

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,998 sq.ft.	Age:	2022 (4 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Security Cameras (front & back), Doorbell Camera, TV Mount

This spectacular AIR CONDITIONED, 4 BEDROOM home offers nearly 2000 square feet of developed living space on two levels. Situated on a quiet street, you'll love the feel of this neighbourhood. Walking inside, you have the flexibility of a front bedroom/office, with a 3 piece bathroom. This space functions perfectly for a home business, or a family member that struggles with stairs. The open concept main floor is accented with warm neutral tones, luxury vinyl plank flooring and a stunning feature fireplace. The kitchen is a fantastic gathering space with tall cabinetry, a massive walk-in pantry, a central quartz island and quality stainless steel appliances. The living room and dining space are both well appointed and plenty of sunlight comes through the windows from the WEST backyard. At the rear of the home is a separate entrance with a shared mudroom that leads to both the basement and the main level, which is a practical option for a future suite (subject to approval and permitting by the city). Heading upstairs, the central bonus room is perfect for family movie nights. The primary suite offers a large walk-in closet and a 4 piece ensuite with dual sinks and an oversized shower. Upper laundry adds convenience, and two additional bedrooms and a 4 piece bathroom complete this level. The unfinished basement has a RARE 9 foot ceiling, and due to the size, is ideal for a 2 bedroom suite. It also has rough-in plumbing for a future bath and THREE egress windows. The backyard is fully landscaped and fenced with a pathway that leads to a double garage. This home has been meticulously maintained and boasts many upgrades including a water softener and custom window coverings. This is an excellent Airdrie community, close to tennis courts, parks and walking trails, but away from the noise of a busy city.