

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

**MLS # A2325865**



**\$709,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,017 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, Oversized		
<b>Lot Size:</b>	0.01 Acre		
<b>Lot Feat:</b>	City Lot, Corner Lot		

<b>Heating:</b>	Central, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Other	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to 1448 Bayview Point SW, a beautifully upgraded Genesis-built home completed in 2023 and located on a premium corner lot in the sought-after community of Bayview, Airdrie. Offering over 2,000 sq. ft. of above-grade living space plus a fully finished basement, this home is designed for modern family living with the added flexibility of an illegal basement suite. Step inside to discover a bright and inviting main floor featuring 9-foot ceilings, luxury vinyl plank flooring, large windows and a neutral color palette that creates a warm and timeless feel. The gourmet kitchen is the centerpiece of the home with quartz countertops, an oversized island, premium cabinetry and plenty of workspace, making it perfect for both everyday living and entertaining. The dining area opens directly to the backyard through sliding patio doors while the spacious living room is filled with natural light and anchored by a cozy fireplace. Upstairs, you'll find a spacious bonus room, convenient upper-level laundry and three generously sized bedrooms. The primary suite offers a walk-in closet and a luxurious 5-piece ensuite complete with dual sinks, quartz countertops, a freestanding soaker tub and a separate glass shower. The two additional bedrooms each include their own walk-in closets and share a well-appointed full bathroom. Adding even more value, the fully finished basement features a separate side entrance and an illegal basement suite complete with two bedrooms, a full kitchen, a full bathroom and its own laundry, making it ideal for extended family or potential rental income. Outside, the corner lot provides extra yard space and added privacy while the playground directly behind the home offers a perfect setting for families with young children. Situated in one of Airdrie's fastest-growing communities, you'll enjoy easy access to parks, walking paths, schools, shopping and major commuter

routes. This move-in-ready home offers the perfect combination of style, space and versatility. Schedule your private showing today.