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135 Bayview Circle SW
Airdrie, Alberta

MLS # A2341742



$687,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,064 sq.ft.	**Age:**	2018 (8 yrs old)
Beds:	3	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garag		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Few Trees, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: NA

In a world full of new builds, why buy a home where the expensive extras are STILL on your to do list? Think about it. You buy a brand-new home, and THEN comes the spending. Basement development, landscaping, fencing, decks, patios, central A/C... suddenly that new home costs a whole lot more than the purchase price. **What if you could skip those expenses and just MOVE IN?** Welcome to this beautifully finished Airdrie home, where the big ticket upgrades are ALREADY DONE! **THE BASEMENT?** Newly developed with additional living space, plenty of storage, a future 4th bedroom option with an egress window already in place, and a stunning spa-inspired bathroom featuring a waterfall shower wall, floor to ceiling tile and integrated lighting. **THE BACKYARD?** Fully fenced and professionally landscaped with a 2 tier deck, privacy panels, natural gas BBQ line, custom stone patio, storage shed and space for a future hot tub, pool or play area. **THE EXTRAS?** Central A/C, finished landscaping, upgraded appliances and thoughtful features that make everyday living easier. And that's just the beginning! Inside, the open concept main floor offers 9-foot ceilings, a cozy gas fireplace and a beautiful kitchen with quartz countertops, white cabinetry, stainless steel appliances, builtin wall oven and a walk through pantry. A spacious mudroom off the attached double garage keeps the everyday chaos organized. Upstairs, you'll find 3 generous bedrooms, a spacious bonus room, convenient upper laundry and a primary retreat with a walk in closet and ensuite featuring dual sinks, a soaker tub and separate tiled shower. Located near schools, Airdrie's scenic canals, parks and everyday amenities, this home offers the space, comfort and convenience today's families are looking for. **Here's what buyers need to remember...** Don't just compare the asking

prices of new builds and resale homes. Compare what you're actually GETTING and what you'll still need to spend after possession. Why spend your weekends getting quotes for basement development, fencing and landscaping when you could already be enjoying your finished home? **The basement is done. The backyard is done. The upgrades are done.** All that's missing is YOU. ?? **OPEN HOUSE | SATURDAY, OCTOBER 24 | 2:00–3:30 PM**

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