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1321 Bayview Point SW
Airdrie, Alberta

MLS # A2348114



$649,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,979 sq.ft.	**Age:**	2022 (4 yrs old)
Beds:	3	**Baths:**	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Cleared, See Remarks		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: None

Welcome to this beautifully upgraded 3-bedroom, 3-bathroom home in the highly sought-after community of Bayview, Airdrie. Offering over $40,000 in premium upgrades, this move-in-ready home combines thoughtful design, quality finishes, and an exceptional family-friendly location. The main floor features a grand foyer, double attached garage, 2-piece powder room, and convenient walk-in pantry. The chef-inspired kitchen showcases ceiling-height cabinetry, brass hardware and fixtures, built-in microwave, gas range, and premium stainless steel appliances. The bright open-concept layout flows seamlessly into the dining area and spacious living room, complete with a cozy upgraded fireplace—ideal for both everyday living and entertaining. Upstairs, a large bonus room provides additional living space and is filled with natural light from its extra windows. Three generously sized bedrooms each feature their own walk-in closet. The primary retreat offers a luxurious 5-piece ensuite with a standing shower and deep soaker tub, while the additional bedrooms are served by a well-appointed 4-piece bathroom. An upgraded laundry room with high-end washer and dryer, built-in shelving, and ample storage adds everyday convenience. The unfinished basement offers endless potential for future development, whether you envision a home theatre, gym, recreation room, or additional living space. Enjoy a traditional lot directly facing a soccer field and the future school site—an ideal setting for families. Bayview offers scenic canals, charming cul-de-sacs, over 100 km of interconnected paved pathways, seasonal community events, and no HOA fees. Conveniently located just minutes from Yankee Boulevard, 24th Street, Genesis Place, Bayside Plaza, Costco, CrossIron Mills, and Airdrie Transit, with easy commuter access to Calgary. A rare opportunity to

own a thoughtfully upgraded home in one of Airdrie's most desirable family communities. Nothing to do but move in and enjoy!

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