

# \$714,900 - 475 Bayview Way Sw, Airdrie

MLS® #A2104989

**\$714,900**

4 Bedroom, 4.00 Bathroom, 2,251 sqft

Residential on 0.08 Acres

Bayview, Airdrie, Alberta

NEW BUILD | 4-bedroom, 4-bathroom | Over 2200 SQFT of living space | Separate Side Entrance | Welcome to 475 Bayview Way SW. This home is great for families, first-time homebuyers, and investors alike to discover the pinnacle of suburban living, accommodating a growing family with ease or providing ample space for a savvy investor looking to expand their portfolio. The home's heart is its gourmet kitchen, complete with pristine quartz countertops and top-of-the-range stainless steel appliances, set against a backdrop of 9 FT high ceilings throughout that add an air of grandeur. Upstairs, a spacious bonus room offers a flexible area perfect for a home theatre, a playroom for the little ones, or a quiet study. As you walkthrough the hallway you will be greeted with 2 master-bedrooms, with their own ensuite bathrooms, and 2 decent sized bedrooms with a shared 4 pc bathroom. The thoughtful addition of MDF shelves in the closets marries functionality with style, ensuring your storage solutions are both elegant and efficient. A double car attached garage provides a secure and convenient space for your vehicles, while an additional three parking spaces ensure ample room for guests or additional family cars. A separate entrance to the basement is a blank canvas for you to design, to accommodate your own needs. The tranquil community setting is the cherry on top, with playgrounds, a shopping centre, and reputable schools all within close



proximity, ensuring that everything you need is just a stone's throw away. This home was thoughtfully designed by Mighty Homes, step into a life of comfort and convenience at 475 Bayview Way, where every detail has been crafted with you in mind. Your future home awaits.

Built in 2023

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2104989    |
| Price          | \$714,900   |
| Sold Price     | \$697,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 4           |
| Square Footage | 2,251       |
| Acres          | 0.08        |
| Year Built     | 2023        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Sold        |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 475 Bayview Way Sw |
| Subdivision | Bayview            |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 5A7            |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |

**Interior**

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, High Ceilings, Jetted |
|-------------------|-------------------------------------------------------------------------|

|                 |                                |
|-----------------|--------------------------------|
|                 | Tub, Open Floorplan, Pantry,   |
| Appliances      | Dishwasher, Gas Range, Mic     |
| Heating         | Forced Air, Natural Gas        |
| Cooling         | None                           |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Family Room, Gas               |
| Has Basement    | Yes                            |
| Basement        | Separate/Exterior Entry, Full, |

## Exterior

|                   |                              |
|-------------------|------------------------------|
| Exterior Features | BBQ gas line, Private Yard   |
| Lot Description   | Back Yard, Rectangular Lot   |
| Roof              | Asphalt Shingle              |
| Construction      | Stone, Vinyl Siding, Wood Fr |
| Foundation        | Poured Concrete              |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 1st, 2024 |
| Date Sold      | March 27th, 2024   |
| Days on Market | 55                 |
| Zoning         | R1-U               |
| HOA Fees       | 0.00               |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | PREP Realty |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.

