

**1509 Bayview Point SW
Airdrie, Alberta**

MLS # A2285478

\$539,999



Division:	Bayview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,684 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)		

Inclusions:	none
--------------------	------

Welcome to this well-maintained, newer home located in the desirable community of Bayview, Airdrie. This beautiful 3-bedroom, 2.5-bathroom duplex features a front-attached garage, a bright open-concept layout, and a huge backyard—perfect for summer activities and family enjoyment. The main floor offers a spacious living room filled with natural light, an open kitchen with quartz countertops, modern cabinetry, stainless steel appliances, and a convenient 2-piece bathroom. Upstairs, the primary bedroom includes a private ensuite with a standing shower, while two additional good-sized bedrooms share a full bathroom. A central bonus area provides flexible space for a home office, kids' play area, or reading nook. The unfinished basement offers excellent potential for future development, allowing you to design and build your ideal space. Conveniently located close to parks, walking and biking paths, playgrounds, schools, and shopping, this home combines comfort, functionality, and a great community lifestyle.