

# \$759,900 - 1378 Bayview Crescent Sw, Airdrie

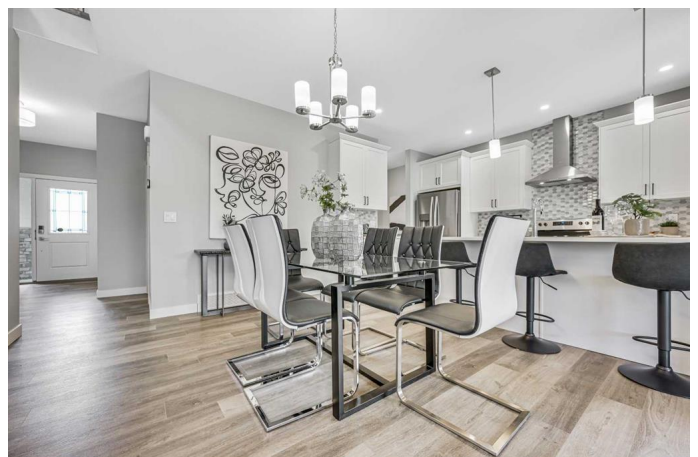
MLS® #A2188058

**\$759,900**

3 Bedroom, 3.00 Bathroom, 2,012 sqft  
Residential on 0.09 Acres

Bayview., Airdrie, Alberta

Situated in the family-friendly community of Bayview, you will find this beautiful BRAND-NEW Genesis Home, which is under construction and will be completed in Spring 2025. The Birchwood is a well-laid out 3 bedroom 2.5 bathroom home offering a bright, airy, open-concept main floor and a WALK-OUT Basement with 9' ceilings and a roughed-in bar. A sophisticated colour pallet greets you as you enter the home, offering 9' ceilings and vinyl floors that flow throughout the space. The kitchen will please the family's cook with its sleek stainless steel appliance package, central quartz island, and ample floor-to-ceiling cabinetry. Entertaining will be a breeze as the kitchen is open to the dining room and living room, which features a 50' linear fireplace that adds a touch of sophistication to the room. There's also an innovative tech space if the kids need to do some schoolwork. Completing the main level is a pantry, half bath and a functional mudroom off your 20'x22' garage with an 8' door, large enough to accommodate a truck. Venturing upstairs, you will find a sizeable primary suite featuring a walk-in closet, a spa-like bathroom with his and hers sinks, a soaker tub, and a stand-alone shower. The second and third bedrooms are a great size, and a lovely loft is the perfect space for movie nights. A four-piece bathroom and laundry room complete the upper level. When completing the home, the builder provides a full-width upper and lower deck with a gas line. Bayview



is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself! \*Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder. Possession is tentative\*

Built in 2025

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2188058    |
| Price          | \$759,900   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 2,012       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 1378 Bayview Crescent Sw |
| Subdivision | Bayview.                 |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 3N6                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Double Garage Attached |
| # of Garages | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Stone Counters, Vinyl Windows |
| Appliances        | Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator                             |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Electric  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished, Walk-Out  |

### Exterior

|                   |                          |
|-------------------|--------------------------|
| Exterior Features | None                     |
| Lot Description   | Back Yard, Front Yard    |
| Roof              | Asphalt Shingle          |
| Construction      | Vinyl Siding, Wood Frame |
| Foundation        | Poured Concrete          |

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | January 17th, 2025 |
| Days on Market | 93                 |
| Zoning         | R1-U               |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | LPT Realty |
|----------------|------------|

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