



126 Bayview Circle Airdrie Alberta

\$865,000

Welcome to the kind of home families wait for. Backing directly onto the canal and walking paths, this 2,466 SQ FT two storey walkout offers the perfect blend of space, layout, and lifestyle. Imagine morning walks along the water, kids biking the trails after school, and summer evenings on the deck with no rear neighbours behind you -- just peaceful canal views. Inside, the bright open to above foyer creates an airy first impression. The main floor was designed with family living in mind, featuring a private office with barn doors, a spacious kitchen with a walkthrough pantry complete with built-in shelves for effortless organization and easy grocery drop offs, and a thoughtfully designed mudroom with four built-in cubbies and additional built-in shelving to keep everyone organized. Upstairs offers room for everyone to spread out with a generous bonus room for movie nights or play space, three well sized bedrooms, a full bath, and a conveniently located laundry room. The primary retreat feels like a true escape with a walk in closet and an ensuite featuring a fully tiled stand up shower, separate soaker tub, and plenty of space to unwind. The unfinished walkout basement is roughed in for a future bathroom and wet bar and opens directly to the backyard and canal pathways, offering incredible potential to create the rec space, home gym, or guest area your family needs. With 2,466 SQ FT above grade, a functional layout, walkout basement, canal backing, and quiet street location, this is the move up opportunity that checks all the boxes. (id:6769)

Family room 17.00 Ft x 13.00 Ft
 Bedroom 12.25 Ft x 11.17 Ft
 Bedroom 12.25 Ft x 11.08 Ft
 4pc Bathroom 10.17 Ft x 5.00 Ft
 Laundry room 10.25 Ft x 6.58 Ft
 Other 11.67 Ft x 6.75 Ft
 Primary Bedroom 15.08 Ft x 16.33 Ft
 5pc Bathroom 11.67 Ft x 9.25 Ft

Foyer 10.17 Ft x 6.33 Ft
 Other 7.83 Ft x 5.92 Ft
 2pc Bathroom 5.50 Ft x 4.83 Ft
 Den 11.00 Ft x 9.58 Ft
 Kitchen 11.92 Ft x 16.42 Ft
 Living room 14.92 Ft x 15.50 Ft
 Dining room 12.00 Ft x 13.00 Ft

Listing Presented By:



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