

**545 Bayview Street SW**  
**Airdrie, Alberta**

**MLS # A2180440**



**\$738,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2024 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-L
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Amery by Calbridge Homes, a beautifully designed 3+1 bedroom, 2.5+1 bathroom two-story home featuring a spacious double detached garage and a fully developed basement legal suite. The main floor showcases an L-shaped kitchen with high upper cabinetry, a stylish tiled backsplash, sleek granite countertops, a stainless steel appliance package, and a convenient corner pantry. The upper level hosts three generous bedrooms, including the primary bedroom, as well as a dedicated laundry space. The 557 sq. ft. Lower level offers an additional bedroom, bathroom, and a cozy media area, perfect for guests. With thoughtful design and modern finishes, this home combines style and functionality in every detail.