

**802 Bayview Terrace SW**  
**Airdrie, Alberta**

**MLS # A2180460**



**\$744,900**

<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 (1 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, Walk-Out To Grade	<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, Stone Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the Amery by Calbridge Homes, a beautifully designed two-story home offering 3+1 bedrooms, 2.5+1 bathrooms, and a double detached garage. The main floor features an L-shaped kitchen with high upper cabinetry, a stylish tiled backsplash, upgraded granite countertops, a stainless steel appliance package, and a convenient corner pantry. The upper level hosts three spacious bedrooms, including a primary bedroom with a walk-in closet illuminated by natural light and an ensuite with a tiled shower and backsplash. The developed walkout basement includes a 540 sq. ft. legal suite with an additional bedroom, bathroom, sitting area, kitchen, and laundry room, offering privacy and flexibility for extended family.