

\$1,149,999 - 656 Bayview Way Sw, Airdrie

MLS® #A2240996

\$1,149,999

4 Bedroom, 4.00 Bathroom, 2,517 sqft

Residential on 0.10 Acres

Bayview., Airdrie, Alberta

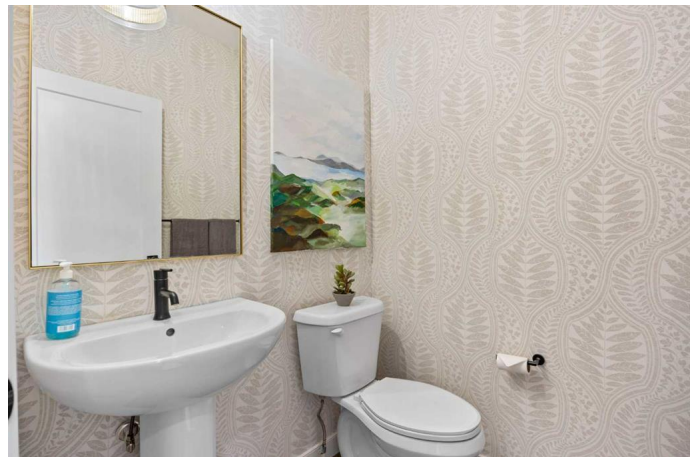
Welcome to this exceptional 30 ft wide former showhome, backing directly onto the scenic Bayview Park, in a vibrant community featuring a tranquil canal system, expansive green spaces, and a future school just steps away. Thoughtfully designed and meticulously upgraded with over \$150,000 in high-end finishes, this award-winning residence blends sophistication, comfort, and modern functionality.

Over 3600 Sq ft. developed area, the main level impresses with two-tone cabinetry, stacked flooring, and two-tone quartz countertops, beautifully accented by white oak railings and elegant boxed-up ceiling details.

The custom kitchen is both stylish and practical, seamlessly connecting to open-concept living and dining areas. A large spa-inspired ensuite bathroom and comfort-height vanities bring a touch of everyday luxury, while triple-pane windows ensure quiet and energy efficiency throughout the home.

Upstairs, a generous bonus room with 9 ft ceilings offers a perfect space for relaxing or entertaining. Every bedroom is pre-wired with TV and data ports, reflecting the home's forward-thinking design. The laundry room is roughed in for a future sink, offering additional convenience.

The fully developed basement adds an additional 810 sq ft of living space with 9 ft ceilings, and features a spacious recreational area, a large bedroom, and a full bathroom,



perfect for guests, teens, or multi-generational living. In-ceiling speakers are installed on every level, delivering a seamless audio experience throughout the home.

Modern amenities continue with a dual-zone furnace system, central air conditioning, and an upgraded 200 AMP electrical panel. The heated garage with an 8 ft overhead door is EV-ready with charging rough-in already in place. Exterior upgrades include Gemstone permanent lighting, an irrigation system, and a hot tub control panel, enhancing the outdoor lifestyle.

This is a rare opportunity to own a turnkey luxury home in a premier location—designed to impress and built to last.

Built in 2022

Essential Information

MLS® #	A2240996
Price	\$1,149,999
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,517
Acres	0.10
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	656 Bayview Way Sw
Subdivision	Bayview.
City	Airdrie
County	Airdrie
Province	Alberta

Postal Code T4B 3N6

Amenities

Parking Spaces 2

Parking 220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage, In Garage Electric Vehicle Charging Station(s)

of Garages 2

Interior

Interior Features Bar, Built-in Features, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Wet Bar, Wired for Data, Wired for Sound

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Electric Oven

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Balcony, Barbecue, BBQ gas line, Lighting

Lot Description Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbours Behind, Rectangular Lot, Views

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 17th, 2025

Days on Market 15

Zoning R1

Listing Details

Listing Office eXp Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.