

# \$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

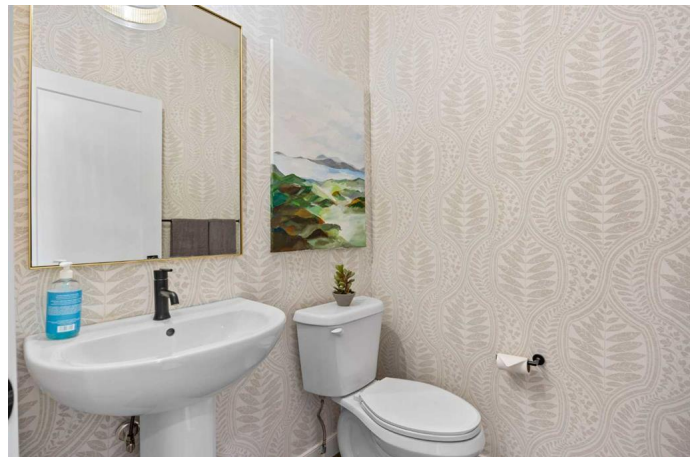
Welcome to this exceptional 30 ft wide former showhome, backing directly onto the scenic Bayview Park, in a vibrant community featuring a tranquil canal system, expansive green spaces, and a future school just steps away. Thoughtfully designed and meticulously upgraded with over \$150,000 in high-end 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, Electric Oven, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings

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 30

Zoning R1

### Listing Details

Listing Office eXp Realty

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