

# \$625,000 - 464 Bayview Way Sw, Airdrie

MLS® #A2233932

**\$625,000**

3 Bedroom, 3.00 Bathroom, 1,832 sqft

Residential on 0.07 Acres

Bayview., Airdrie, Alberta

Welcome to this stunning 2-storey home tucked away on a quiet street in the highly desirable community of Bayview. This barely lived-in home shows like brand new and offers the perfect blend of luxury and modern design.

With over 1,830 Sqft of thoughtfully designed living space, this move-in ready gem is sure to impress from the moment you arrive. The oversized driveway and fantastic curb appeal sets the tone for what's™ inside. Step into a spacious front foyer that flows into a bright, open-concept main floor featuring durable laminate flooring and an abundance of natural light from large windows throughout. The heart of the home is the show stopping kitchen, complete with a central island topped with striking white quartz countertops, stainless steel appliances, a built-in microwave, stainless steel appliances, honeycomb backsplash and ample cabinet and counter space ideal for both everyday living and entertaining. Just off the kitchen, you'll find a generous dining area with a sliding patio door allowing direct access to your private deck that overlooks a fully fenced and well-sized backyard. The inviting living room is anchored by a stylish gas fireplace with a modern white mantle, creating the perfect atmosphere to relax and unwind. Completing the main floor is a convenient 2-piece bathroom and a functional mudroom that connects to your single attached garage. Head upstairs and you'll immediately notice the flood of natural light from the three large windows



along the staircase, leading you to a bright airy central bonus room enhanced by another pair of windows. The thoughtfully designed upper floor offers plenty of privacy and functionality, with the spacious primary retreat located on one side, complete with a 3 piece ensuite bath and walk-in closet. On the opposite end are two generous secondary bedrooms, a 4-piece bathroom, and a convenient upper level laundry room perfect for growing families or guests. Looking to add your personal touch? The unfinished basement offers plenty of potential; with multiple windows, bathroom rough-in, and a flexible layout thatâ€™s ready for your customizationâ€”whether itâ€™s a entertainment area, home gym, or extra bedroom. Perfectly located near scenic ponds, walking paths, and everyday amenities, with quick access to major routes for commutingâ€”this home delivers the ultimate combination of location, design, and lifestyle. A rare opportunity you wonâ€™t want to miss to call Bayview home!

Built in 2018

**Essential Information**

MLS® #	A2233932
Price	\$625,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,832
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	464 Bayview Way Sw
Subdivision	Bayview.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5A7

### **Amenities**

Parking Spaces	3
Parking	Single Garage Attached, Driveway
# of Garages	1

### **Interior**

Interior Features	Breakfast Bar, Built-in Features, Kitchen Island, Open Floorplan, Quartz Counters, Bathroom Rough-in
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### **Exterior**

Exterior Features	None
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 25th, 2025
Days on Market	57
Zoning	R1-U

### **Listing Details**

Listing Office	CIR 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.