



GRASSROOTS
REALTY GROUP

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656 Bayview Way SW
Airdrie, Alberta

MLS # A2255875



\$1,124,999

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,517 sq.ft.	Age:	2022 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No Neighbors		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

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

Inclusions: n.a.

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.