

554 Bayview Way SW Airdrie, Alberta

MLS # A2218568



\$650,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	2018 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Garage Faces Front, Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Pie Shaped Lot		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Tire rack, Backyard planter box

Tucked away on a quiet street, situated on a large pie-shaped lot in the sought-after community of Bayview, this beautifully modern and gently lived-in 2-storey fully finished home is the perfect blend of turnkey luxury and thoughtful design. From the upgraded lighting and appliances to the elegant cabinetry and floors, every inch of this home exudes style and comfort. Step inside the spacious entryway featuring a dual-door closet and convenient built-in bench. The open-concept main floor showcases 9' knockdown ceilings, trendy fixtures, and large, bright windows that flood the space with natural light. The gourmet kitchen is a showstopper, boasting a center island with a composite granite sink and flush eating bar, quartz countertops throughout, soft-close oversized drawers and cupboards, upgraded Whirlpool stainless steel appliances including a flush gas 5 burner stove, wall-mount oven and microwave, and a built-in garbage/recycling system. A walk-through leads to the mudroom, garage entry, and a private side entrance with direct access to a dog run—perfect for pet lovers! The cozy living area is anchored by a gas fireplace with a modern mantle, while the sizeable dining room opens through dual sliding patio doors to your south-facing backyard oasis. Enjoy tranquil canal views from the deck, fully landscaped yard with planter box, fenced perimeter, and stamped concrete pad—ideal for summer entertaining. Upstairs, the spacious bonus room centers the level, with three generous bedrooms including a stunning primary retreat featuring a 3-piece ensuite with a floor-to-ceiling tiled walk-in shower, honeycomb backsplash, oversized vanity, and a large walk-in closet. The 4-piece main bath also features an oversized vanity, and the dedicated laundry room offers practicality and ease. The fully finished basement expands your

living space with a large rec room, an additional bedroom, a full 4-piece bath, and ample storage. Some of the comfort upgrades include central A/C, a high-efficiency furnace and hot water system. Located near scenic ponds, winding pathways, and everyday amenities, this home is the perfect combination of location, design, and lifestyle. Don't miss your chance to call this Bayview beauty home—book your showing today!