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13 Bayview Mews SW
Airdrie, Alberta

MLS # A2347404



$745,000

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,375 sq.ft.	**Age:**	2024 (2 yrs old)
Beds:	4	**Baths:**	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Tile, Vinyl	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Vinyl Siding, Wood Frame	**Zoning:**	R1-U
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: All Window Coverings including Mechanical Blinds, Blinds, Curtains and Curtain Rods,

Welcome to this absolutely stunning Bayview bungalow, offering nearly 2,700 sq ft of beautifully finished living space and showing a true 10/10! Immaculate and in like-new condition, this 4 bedroom, 3 bathroom home combines stylish design, an incredibly functional layout and one of the most impressive low-maintenance yards you’ll find. The professionally custom-designed landscaping is truly exceptional, with no expense spared in creating beautiful outdoor spaces that can be enjoyed without the work. Both the front and back yards feature premium artificial turf, beautifully laid stonework and thoughtful landscaping. The sunny, unobstructed south-facing backyard is finished with a gorgeous stone patio and sleek, modern louvered pergola—an incredible space for outdoor dining, entertaining and relaxing, without the mowing, watering or weekend yard work. Inside, soaring vaulted ceilings and an abundance of natural light create a bright, open feel throughout the main living area. Thoughtful upgrades continue throughout the home, including automatic blinds in the stairwell, at the patio doors and in the primary bedroom. The open concept kitchen, dining and living spaces are made for entertaining, with a beautiful kitchen featuring a large central island, sleek cabinetry and stainless steel appliances. The spacious primary suite is a private retreat with a walk-in closet and spa-inspired ensuite. A second main floor bedroom and full bathroom offer flexibility for guests or a home office, while main floor laundry and a convenient mudroom off the double attached garage make everyday living easy. The fully finished basement continues to impress with upgraded 9-ft ceilings and a massive recreation room with plenty of space for movie nights, games, a home gym or all three. Two additional bedrooms and a 3rd full bathroom provide excellent

space for kids, guests or extended family. CENTRAL A/C keeps the home comfortable all summer, while the bungalow design offers the convenience of main-floor living with plenty of additional finished space downstairs. An added bonus is the 200-amp electrical service, along with a dedicated outlet in the garage ready for electric vehicle charging — a fantastic feature for today’s modern lifestyle! Located in the highly desirable community of Bayview, you’ll be surrounded by scenic pathways and canals along with fantastic outdoor amenities including tennis courts, basketball courts and an outdoor gym. Schools, shopping, restaurants and all of Airdrie’s everyday conveniences are just minutes away. Beautifully finished, meticulously maintained and completely move-in ready. This is a home where the inside shows like new and the outside has already been transformed into an incredible, virtually maintenance-free retreat.

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