

# \$660,000 - 325 Bayview Way Sw, Airdrie

MLS® #A2240056

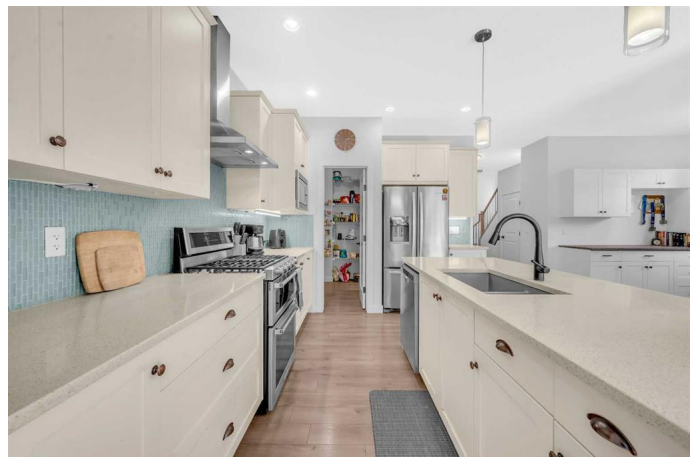
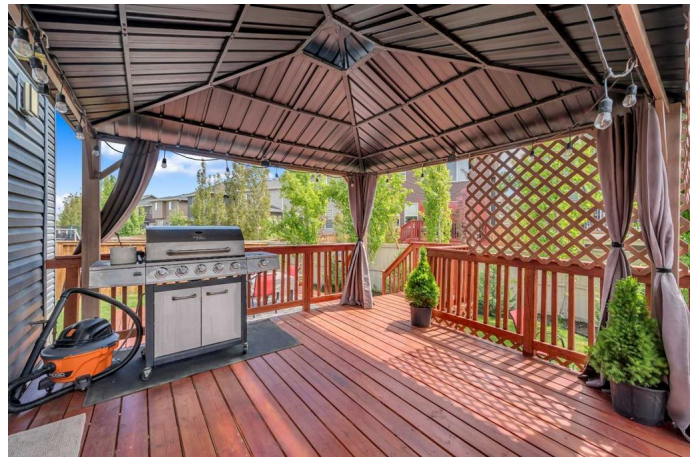
**\$660,000**

5 Bedroom, 4.00 Bathroom, 2,181 sqft  
Residential on 0.10 Acres

Bayview., Airdrie, Alberta

OPEN HOUSE JULY 26TH (SAT) 4PM-6PM  
Welcome to this spacious and well-appointed 4-BEDROOM, 2.5-BATHROOM home with a SINGLE ATTACHED GARAGE, situated on a generous 4,525 SQ FT PIE-SHAPED LOT. Built in 2017, this home offers a functional layout with 4 BEDROOMS UPSTAIRS and a MAIN FLOOR OFFICE, ideal for working from home. The bright and open living space features a COZY FIREPLACE in the living room and a chef-inspired kitchen with STAINLESS STEEL APPLIANCES, GAS STOVE, CHIMNEY HOOD FAN, DOUBLE OVEN, and BUILT-IN MICROWAVE. Enjoy exceptional outdoor living on the expansive two-tier deck, complete with a gazebo—perfect for hosting BBQs and gatherings, rain or shine. The large backyard offers ample space for relaxation and entertainment.

Upstairs features four generously sized bedrooms, including one located above the garage, which can easily serve as a spacious recreation room or multi-purpose area based on your needs. The luxurious ensuite offers both style and functionality, featuring DUAL VANITIES for added convenience, a PRIVATE Toilet with a separate door, and an oversized glass-enclosed shower that creates a spa-like experience—perfect for starting or ending your day in comfort. The FULLY DEVELOPED BASEMENT includes a BEDROOM, FULL BATHROOM, and



additional living area”perfect for guests or extended family. Stay cool in the summer with CENTRAL AIR CONDITIONING.

Located in a vibrant community with access to SHOPPING CENTRES, SCHOOLS, PARKS, WALKING TRAILS, BANKS, and other essential AMENITIES, this home offers comfort, convenience, and exceptional value. Close Proximity to Highway makes it easy to commute. Don’t miss your opportunity to own this beautiful and versatile property.

Built in 2017

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2240056    |
| Price          | \$660,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,181       |
| Acres          | 0.10        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                    |
|-------------|--------------------|
| Address     | 325 Bayview Way Sw |
| Subdivision | Bayview.           |
| City        | Airdrie            |
| County      | Airdrie            |
| Province    | Alberta            |
| Postal Code | T4B 4H3            |

**Amenities**

|                |   |
|----------------|---|
| Parking Spaces | 2 |
|----------------|---|

|              |                        |
|--------------|------------------------|
| Parking      | Single Garage Attached |
| # of Garages | 1                      |

### Interior

|                   |                                                                                     |
|-------------------|-------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)        |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator |
| Heating           | Central                                                                             |
| Cooling           | Central Air                                                                         |
| Fireplace         | Yes                                                                                 |
| # of Fireplaces   | 1                                                                                   |
| Fireplaces        | Gas                                                                                 |
| Has Basement      | Yes                                                                                 |
| Basement          | Finished, Full                                                                      |

### Exterior

|                   |                                           |
|-------------------|-------------------------------------------|
| Exterior Features | Private Yard                              |
| Lot Description   | City Lot, Pie Shaped Lot, Street Lighting |
| Roof              | Asphalt                                   |
| Construction      | Concrete, Vinyl Siding, Wood Frame        |
| Foundation        | Poured Concrete                           |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 15th, 2025 |
| Days on Market | 18              |
| Zoning         | R1-U            |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Smart Realty |
|----------------|-------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.