

# \$709,900 - 13 Bayview Mews Sw, Airdrie

MLS® #A2231479

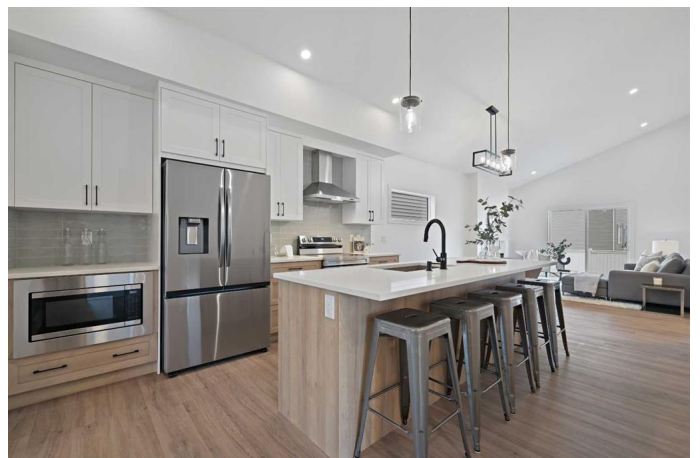
**\$709,900**

4 Bedroom, 3.00 Bathroom, 1,364 sqft  
Residential on 0.09 Acres

Bayview., Airdrie, Alberta

Welcome to this stunning, fully finished bungalow offering nearly 2,300 sq ft of stylish and functional living space. Boasting four bedrooms and three full bathrooms, this home is designed for the growing family, downsizers or those who simply don't want any stairs. Step inside and be greeted by soaring vaulted ceilings and a bright, open-concept layout that seamlessly connects the dining area, living room, and kitchen. The kitchen is a chef's dream and is perfect for entertaining. Featuring a large central island, sleek cabinetry, and stainless steel appliances. A mudroom off the double attached garage provides practical space for everyday organization. The main floor laundry room, fourth bedroom, and a full bathroom add versatility, while the spacious primary suite offers a private retreat with a walk-in closet and a spa-inspired ensuite.

Downstairs, the fully finished basement with upgraded 9-foot ceilings provides a massive rec room for family movie nights, games, or a home gym. Two additional bedrooms and another full bathroom are perfect for visitors or kids. Enjoy a sunny, unobstructed south-facing backyard or explore the scenic trails and canals winding through the community. Located in the highly desirable Bayview, this neighbourhood offers an array of outdoor amenities, including tennis courts, an outdoor gym, basketball courts, and more. All this is just minutes from schools and all the shops,



services, and conveniences Airdrie offers.

Built in 2025

**Essential Information**

MLS® #	A2231479
Price	\$709,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,364
Acres	0.09
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	13 Bayview Mews Sw
Subdivision	Bayview.
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 5N8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

**Interior**

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1

Fireplaces	Electric
Has Basement	Yes
Basement	Full, Partially Finished

### **Exterior**

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

### **Additional Information**

Date Listed	June 23rd, 2025
Days on Market	29
Zoning	R1-U

### **Listing Details**

Listing Office	LPT Realty
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