

# \$712,500 - 1387 Bayview Crescent Sw, Airdrie

MLS® #A2242746

**\$712,500**

3 Bedroom, 3.00 Bathroom, 1,847 sqft

Residential on 0.08 Acres

Bayview., Airdrie, Alberta

Located in the vibrant and growing community of Bayview, this newly built 2025 home offers the perfect blend of modern design and thoughtful functionality. With schools, scenic walking trails, ponds, and a local park featuring basketball hoops, tennis courts, a charming creek, and an outdoor amphitheatre just steps away – this is a neighbourhood designed for active, connected living.

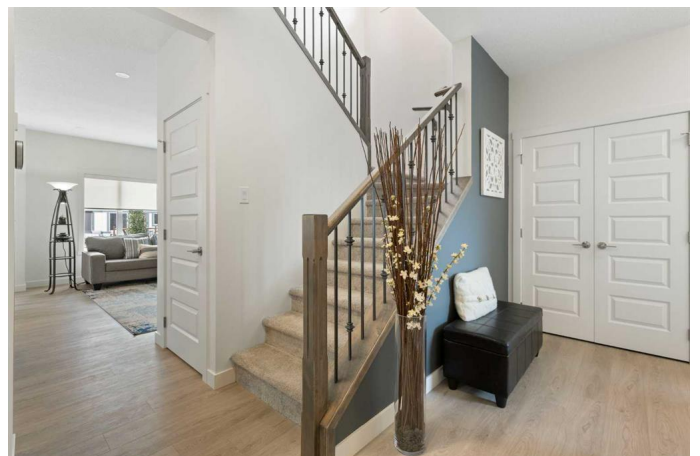
Step inside to discover 9-foot ceilings on the main floor and an open-concept layout that fills the space with natural light. The chef-inspired kitchen flows into the living and dining areas, with a walk-through mudroom that includes a pantry, built-in lockers, and an extra closet for added storage.

Upstairs, you'll find a spacious bonus room, convenient second-floor laundry, and three well-appointed bedrooms, including a comfortable primary suite with its own ensuite.

Looking for future potential?

The private side entry provides direct access to a full, undeveloped basement – a blank canvas ready for your vision. Bonus - the garage comes equipped with an EV charging outlet – perfect for your electric vehicle or future-proofing your investment.

Don't miss your chance to own in one of Airdrie's most desirable and family-friendly neighbourhoods!



Built in 2025

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2242746    |
| Price          | \$712,500   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,847       |
| Acres          | 0.08        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                          |
|-------------|--------------------------|
| Address     | 1387 Bayview Crescent Sw |
| Subdivision | Bayview.                 |
| City        | Airdrie                  |
| County      | Airdrie                  |
| Province    | Alberta                  |
| Postal Code | T4B 5P1                  |

**Amenities**

|                |                                                                                                                                        |
|----------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Utilities      | Cable Available                                                                                                                        |
| Parking Spaces | 4                                                                                                                                      |
| Parking        | Concrete Driveway, Double Garage Attached, Front Drive, Garage Faces Front, Off Street, In Garage Electric Vehicle Charging Station(s) |
| # of Garages   | 2                                                                                                                                      |

**Interior**

|                   |                                                                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Walk-In Closet(s) |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer Stacked, Window Coverings                                                |
| Heating           | Forced Air, Natural Gas                                                                                                                                 |
| Cooling           | None                                                                                                                                                    |

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Fireplace       | Yes                                                |
| # of Fireplaces | 1                                                  |
| Fireplaces      | Blower Fan, Electric, Living Room, Tile            |
| Has Basement    | Yes                                                |
| Basement        | Exterior Entry, Full, Unfinished, Walk-Up To Grade |

## Exterior

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | BBQ gas line, Private Entrance    |
| Lot Description   | Back Yard, City Lot, Interior Lot |
| Roof              | Asphalt Shingle                   |
| Construction      | Stone, Vinyl Siding, Wood Frame   |
| Foundation        | Poured Concrete                   |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 12              |
| Zoning         | RU-1            |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

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