

# \$899,000 - 50 Bayview Circle Sw, Airdrie

MLS® #A2268701

**\$899,000**

5 Bedroom, 4.00 Bathroom, 2,492 sqft

Residential on 0.10 Acres

Bayview., Airdrie, Alberta

Welcome to this IMPECCABLY MAINTAINED FIVE BEDROOM FAMILY HOME perfectly positioned on a SPECTACULAR CANAL LOT in the sought-after community of BAYVIEW. (\*\*CLICK on 3D ICON and MOVIE REEL ICON ABOVE FOR VIRTUAL TOURS\*\*) OVER 3400 developed square feet backing directly onto the water with only one neighbour and a walking path on the other side, this property offers both privacy and year-round recreation – enjoy canoeing and paddle boarding in summer, and a true winter wonderland of skating and pond hockey when the canal freezes over. The MAIN FLOOR features an open-concept design with LUXURY VINYL PLANK FLOORING, large bright windows that flood the home with natural light, and a modern kitchen with gas rough-in for a future range. UPSTARS, you™ll find FOUR SPACIOUS BEDROOMS PLUS A VAULTED BONUS ROOM, and a luxurious FIVE PIECE ENSUITE with a standalone deep soaking tub and glass shower. The FULLY FINISHED WALKOUT BASEMENT 9 FOOT CEILINGS, an electric fireplace, custom built-ins, and a stylish wet bar complete with quartz countertops, microwave, and two beverage refrigerators – perfect for entertaining. A FIFTH BEDROOM and stunning bathroom with floor-to-ceiling tiled shower complete the lower level. Outside, enjoy an UPPER DECK WITH SWEEPING CANAL VIEWS with sweeping canal views and a COVERED



PATIO BELOW, ideal for morning coffee or evening relaxation. The HEATED GARAGE (brand-new gas heater) and LARGE BACKYARD SHED add practicality and storage. Walking distance to Nose Creek Elementary (K&#82205) and within the boundaries for C.W. Perry Middle School. THIS HOME COMBINES COMFORT, FUNCTION, AND LIFESTYLE IN ONE REMARKABLE PACKAGE!

Built in 2020

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2268701    |
| Price          | \$899,000   |
| Bedrooms       | 5           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,492       |
| Acres          | 0.10        |
| Year Built     | 2020        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 50 Bayview Circle Sw |
| Subdivision | Bayview.             |
| City        | Airdrie              |
| County      | Airdrie              |
| Province    | Alberta              |
| Postal Code | T4B4H3               |

**Amenities**

|                |                                                                                                |
|----------------|------------------------------------------------------------------------------------------------|
| Parking Spaces | 4                                                                                              |
| Parking        | Double Garage Attached, Garage Door Opener, Garage Faces Front, Concrete Driveway, Front Drive |

|              |              |
|--------------|--------------|
| # of Garages | 2            |
| Waterfront   | Canal Access |

## Interior

|                   |                                                                                                                         |
|-------------------|-------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bookcases, Built-in Features, High Ceilings, Quartz Counters, See Remarks, Vaulted Ceiling(s), Tray Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings                                          |
| Heating           | Forced Air, Natural Gas                                                                                                 |
| Cooling           | None                                                                                                                    |
| Fireplace         | Yes                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                       |
| Fireplaces        | Electric, Living Room, Mantle, Basement, Stone                                                                          |
| Has Basement      | Yes                                                                                                                     |
| Basement          | Full                                                                                                                    |

## Exterior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                                    |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Private, Rectangular Lot, See Remarks, Greenbelt |
| Roof              | Asphalt Shingle                                                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                                                 |
| Foundation        | Poured Concrete                                                                                                 |

## Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | November 5th, 2025 |
| Days on Market | 14                 |
| Zoning         | R1-U               |

## Listing Details

|                |         |
|----------------|---------|
| Listing Office | Charles |
|----------------|---------|

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