



GRASSROOTS

REALTY GROUP

587-777-7276

yuri@grassrootsrealtygroup.ca

**9 Bayview Mews SW
Airdrie, Alberta**

MLS # A2293386



\$719,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,946 sq.ft.	Age:	2025 (1 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	U1-R
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: NA

Nestled within one of Airdrie's most established and prestigious canal communities, this stunning quick possession home offers the rare opportunity to plant roots in Bayview before this sought-after neighborhood reaches full completion. Crafted by McKee Homes — recognized as Best Builder for 17 consecutive years — the Parkgate N delivers thoughtfully designed living across two beautifully appointed floors. The main floor welcomes you with soaring 9' ceilings, an open-concept living and dining area bathed in natural light, a convenient main floor bedroom, and a well-appointed pantry. Upstairs, the layout expands generously with a spacious Owner's Suite, a versatile Lifestyle Room, two additional bedrooms, and a full bath — offering the flexibility modern families need. Finishes reflect McKee's commitment to quality throughout: 1¼-inch quartz countertops, luxury vinyl plank flooring across all main floor living areas, undermount vanity sinks, and window blind coverings throughout. To make move-in even easier, this home includes a full appliance package — simply bring your belongings and settle in. An attached double garage rounds out the package. Beyond your front door, Bayside delivers a lifestyle that most communities only promise. Tree-lined streets, canal-side pathways, bridges, parks, and a paved pump track round out a neighborhood designed for real, everyday outdoor living. Nose Creek School is right in the community, with shopping, services, and quick access to Yankee Valley Boulevard and Chinook Winds Park just minutes away. If you are a qualified First-Time Buyer you will be eligible for reduction of the GST portion off this List Price