



GRASSROOTS
REALTY GROUP

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2253 Bayview Drive SW
Airdrie, Alberta

MLS # A2320939



\$499,000

Division:	Bayview		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,277 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	High Efficiency, In Floor, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Separate Entrance, Vinyl Windows		
Inclusions:	NA		

Welcome to The Derryhale by McKee Homes - a beautifully finished 3-bedroom, 2.5-bath home nestled in the heart of Bayview, one of Airdrie's most established and prestigious canal communities. Step outside to your south-facing backyard, fully landscaped and ready to enjoy from day one - soaking up sunshine all day long. Inside, the main floor impresses with 9' ceilings, luxury vinyl plank flooring, 1¼" quartz countertops, undermount vanity sinks, and triple-pane windows throughout. A full appliance package is included - just move in and enjoy. The open-concept main floor is designed for the way you live, with a spacious living room and dining area that flow effortlessly - perfect for entertaining family and friends. Upstairs, the owners' suite offers a private ensuite retreat, complemented by two additional bedrooms and the convenience of upper-floor laundry. Beyond your front door, Bayview delivers the lifestyle - tree-lined streets, canal-side pathways, parks, bridges, and a brand new pump track park (2025). Walk to Nose Creek School, nearby shops, and enjoy quick access to downtown Airdrie. A double detached rear garage adds secure parking and extra storage to complete the package. Alberta New Home Warranty and BuiltGreen certified. Opportunities in Bayview are limited - don't miss your chance to call this exceptional community home. If you are a qualified First-Time Buyer you will be eligible for reduction of the GST portion off this List Price.