

# \$1,100,000 - 3 Dry Creek Bay Sw, Airdrie

MLS® #A2212493

**\$1,100,000**

5 Bedroom, 3.00 Bathroom, 1,656 sqft

Residential on 4.00 Acres

Dry Creek Bay, Airdrie, Alberta

Welcome to this one-of-a-kind 4-acre property located in the peaceful, country residential community of Dry Creek Bay—a quiet enclave tucked inside Airdrie’s city limits. Proudly offered by the original owners who have lovingly cared for this home for nearly 50 years, this property offers the perfect balance of rural charm and urban convenience. This spacious and fully developed bungalow offers over 3,100 square feet of living space, with 1,656 sq ft on the main floor and 1,524 sq ft in the finished basement. The main level features a thoughtfully designed layout, perfect for both everyday family life and entertaining. The cozy living room boasts a stunning gas fireplace with a stone surround, wood mantle, and hearth—ideal for curling up on cool evenings. The kitchen is both functional and welcoming, complete with solid wood cabinetry, a Silgranit sink, a generous walk-in pantry, and ample counter space that makes cooking for a crowd a breeze. Gather around the table in the spacious eat-in kitchen, or spread out into the additional family room/dining room for added flexibility. With 5 bedrooms and 3 full bathrooms, there’s plenty of room for everyone. The primary suite offers a peaceful retreat with an oversized window, double closets, and a private ensuite featuring a tiled walk-in shower and generous vanity. Two additional bedrooms and a full 4-piece main bathroom complete the main floor. Downstairs, the sunshine basement brings in natural light and features a large recreation room, a cozy



family room with built-in shelving, two more large bedrooms, and another full bathroomâ€”ideal for guests, teenagers, or multi-generational living. Car lovers and hobbyists will appreciate the oversized 3-car garage, offering abundant space for vehicles, tools, and weekend projects. Need even more space? Youâ€™ll love the 48â€™ x 24â€™ detached office/flex building, perfect for running a home-based business, setting up a studio, or creating the ultimate workshopâ€”just steps from your front door. The outdoor space truly shines. Step onto two sunny decks, relax around the fire pit, enjoy a well-tended garden with pond and shed, and take in the beauty of the mature trees and landscaped yard that make this property feel like a private retreatâ€”just minutes from everything Airdrie has to offer. Additional upgrades include a brand-new Hardie Board exterior, new shingles on both the house and office, and vinyl windows throughout much of the home. Plus, the bus stop for Airdrieâ€™s Tri-School site is conveniently located right at the corner of the propertyâ€”making this location as practical as it is peaceful. If youâ€™ve been dreaming of quiet acreage life with the convenience of city living, this is your opportunity. Homes like this are rarely offeredâ€”book your private showing today and experience all that Dry Creek Bay has to offer!

Built in 1977

### **Essential Information**

MLS® #	A2212493
Price	\$1,100,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,656

Acres	4.00
Year Built	1977
Type	Residential
Sub-Type	Detached
Style	Bungalow, Acreage with Residence
Status	Active

### Community Information

Address	3 Dry Creek Bay Sw
Subdivision	Dry Creek Bay
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2Z8

### Amenities

Parking Spaces	10
Parking	Garage Door Opener, RV Access/Parking, Triple Garage Detached, Additional Parking, Gravel Driveway
# of Garages	3

### Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Masonry, Raised Hearth
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Private Yard
Lot Description	Corner Lot, Cul-De-Sac, Landscaped, Many Trees, Garden
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Wood Frame
Foundation	Wood, See Remarks

## Additional Information

Date Listed	April 17th, 2025
Days on Market	3
Zoning	RR-4

## Listing Details

Listing Office	Yates Real Estate Ltd
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