

# \$1,180,000 - 23 Dry Creek Bay Sw, Airdrie

MLS® #A2217439

**\$1,180,000**

4 Bedroom, 2.00 Bathroom, 1,826 sqft

Residential on 4.00 Acres

Dry Creek Bay, Airdrie, Alberta

Welcome to this extraordinary 4-acre property tucked into a quiet cul-de-sac in the desirable community of Dry Creek Bay SW, Airdrie. Offering the perfect blend of peaceful country living and city convenience, this home offers heritage charm, modern functionality, and incredible outbuilding infrastructure—all within Airdrie's city limits. Originally built in 1947 and moved onto the current site in 1976, the home has been lovingly maintained and updated over the years. It features over 3,000 sq ft of total living space, including 4 bedrooms and 2 full bathrooms. Heritage details such as crown molding, curved plaster walls, hardwood floors, and large windows blend beautifully with thoughtful upgrades throughout. The main floor offers 2 bedrooms, including a primary suite with a custom-built walk-in closet, and a renovated 4-piece bathroom with a walk-in tiled shower and a charming laundry chute. The kitchen is warm and inviting, with solid wood cabinetry, a vaulted ceiling, corner pantry, built-in wall oven, and a window over the sink that overlooks the picturesque yard. A spacious addition connects the home to the triple attached garage is a large family room with cohesive hardwood flooring, high ceilings, bright windows, and garden doors that lead to the expansive patio and yard. The fully finished basement adds two more bedrooms, a cozy family room, and a full retro-style bathroom, creating a comfortable and flexible space for family or guests. The home is



air-conditioned and offers comfort year-round. Outdoors, the mature yard has been lovingly landscaped with flower gardens, stone pathways, peaceful sitting areas, established trees, and lush greenery, offering unmatched privacy and tranquility. The entire property is bordered by mature trees, giving it the feel of a true retreat while still offering quick access to all of Airdrie's amenities. For those who value workspace, hobbies, or home-based business potential, this property offers exceptional outbuildings. The massive 53' x 30' shop is fully finished and equipped with HVAC, plumbing including its own bathroom, a dedicated electrical panel, 220V power, air conditioning, heat, and plumbed-in compressor lines. The triple attached garage is also heated and air-conditioned, with a dedicated electrical panel, 220V, and compressor lines. A detached single garage with its own panel along with several storage sheds offer even more flexibility for your equipment, hobbies, or tools. This is truly a rare opportunity to own a one-of-a-kind acreage property within the city limits. Whether you're seeking peaceful living, room to grow, or space for all of those dream projects 23 Dry Creek Bay SW offers it all. Book your private showing today and experience the charm, space, and potential of this incredible property.

Built in 1947

**Essential Information**

MLS® #	A2217439
Price	\$1,180,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,826
Acres	4.00
Year Built	1947

Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	23 Dry Creek Bay Sw
Subdivision	Dry Creek Bay
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2Z8

### Amenities

Parking Spaces	10
Parking	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Oversized, RV Access/Parking, Single Garage Detached, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Crown Molding, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Built-In Oven, Central Air Conditioner, Electric Cooktop, Garage Control(s), Microwave, Refrigerator, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Courtyard, Private Yard
Lot Description	Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Many Trees, No Neighbours Behind, Private, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 4th, 2025
Days on Market	6
Zoning	RR-4

**Listing Details**

Listing Office	Yates Real Estate Ltd
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