

# \$1,300,000 - 11 Dry Creek Bay Sw, Airdrie

MLS® #A2217611

**\$1,300,000**

5 Bedroom, 3.00 Bathroom, 1,687 sqft

Residential on 4.00 Acres

Dry Creek Bay, Airdrie, Alberta

Welcome to this exceptional 4-acre property nestled in a quiet pocket on the southwest edge of Airdrie. Tucked away in a peaceful cul-de-sac, this home offers the tranquility of country living without sacrificing the convenience of being within city limits. The beautifully treed and landscaped lot creates a calming first impression, and there are multiple outdoor spaces to enjoy—including a large rear deck, cozy firepit area, and a sunny east-facing front porch that's perfect for your morning coffee. With an impressive detached workshop and an oversized double attached garage, this property delivers both lifestyle and functionality. This sprawling traditional bungalow offers over 2,900 sq ft of developed living space, featuring 5 bedrooms, 2.5 bathrooms, and two stunning wood-burning fireplaces. The main floor boasts 1,686 sq ft, with a sunken living room highlighted by a bay window, crown molding, and rich hardwood flooring. A stacked quartz fireplace with raised hearth creates a warm focal point in the spacious living area. The kitchen is both inviting and functional, with updated painted wood cabinetry, ample drawers and storage, granite countertops, and a Silgranit sink with a window overlooking the serene backyard. The adjacent mudroom with custom cubbies and built-in shelves keeps busy family life organized and efficient. There are 3 bedrooms on the main floor, including a generously sized primary suite that comfortably fits a king-sized bed and includes



a spacious closet and its own half-bath ensuite. The full main bathroom features a show-stopping cast iron clawfoot tub, adding heritage charm and character to the home. The second and third bedrooms are both well-sized and filled with natural light. The fully developed basement adds approximately 1,300 sq ft of additional living space, including two more bedrooms, a beautifully updated bathroom with spa-like tiled shower and glass door, and a cozy family room featuring the second wood-burning fireplace with stone surround and mantle. The brand-new 5mm luxury vinyl plank flooring adds durability and modern appeal, while the gym/games area with high ceilings is ideal for workouts or play. There's also a massive storage room with built-in shelving. The oversized double attached garage is heated and fully finished. The 40' x 30' detached shop is a standout feature—heated, with two 11' overhead doors and 12' ceilings, a dedicated electrical panel, and 220V power, making it perfect for trades, hobbyists, or a home-based business. Outdoors, the mature yard is a private retreat featuring towering trees, established gardens, multiple sheds, and even a custom-built treehouse for the kids. Whether you're enjoying a quiet evening under the stars or entertaining friends and family, this property offers the space and setting to do it all. 11 Dry Creek Bay SW offers privacy, space, and timeless charm in a location that feels like the country, yet is just minutes from all of Airdrie's amenities.

Built in 1974

**Essential Information**

MLS® #	A2217611
Price	\$1,300,000
Bedrooms	5

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,687
Acres	4.00
Year Built	1974
Type	Residential
Sub-Type	Detached
Style	Acreage with Residence, Bungalow
Status	Active

### Community Information

Address	11 Dry Creek Bay Sw
Subdivision	Dry Creek Bay
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B2Z8

### Amenities

Parking Spaces	10
Parking	Double Garage Attached, Garage Door Opener, Heated Garage, Insulated, Oversized
# of Garages	2

### Interior

Interior Features	Ceiling Fan(s), Open Floorplan, Vinyl Windows
Appliances	Dishwasher, Garage Control(s), Gas Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Basement, Living Room, Mantle, Raised Hearth, Stone, Wood Burning
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Balcony, BBQ gas line, Garden
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Lot Description	Cul-De-Sac, Landscaped, Many Trees
Roof	Asphalt Shingle
Construction	Brick, Wood Frame
Foundation	Block

### **Additional Information**

Date Listed	May 4th, 2025
Days on Market	10
Zoning	RR-4

### **Listing Details**

Listing Office	Yates Real Estate Ltd
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