



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**476 BAYVIEW Way, Airdrie T4B5A7**

MLS®#: **A2118083**

Area: **Bayview**

Listing Date: **03/27/24**

List Price: **\$689,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 25-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2020**

Lot Information

Lot Sz Ar: **4,176 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,761**  
Low Sqft:  
Ttl Sqft: **1,761**

DOM

**53**

Layout

Beds: **4 (3 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Front Yard,Landscaped,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**  
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>10`3" x 13`7"</b>	<b>Kitchen</b>	<b>Main</b>	<b>12`5" x 9`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`3" x 10`2"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`3" x 14`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`8" x 11`4"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`5" x 11`3"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>9`11" x 12`6"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>8`3" x 11`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>15`1" x 12`11"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>6`1" x 4`11"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>11`7" x 4`11"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>9`10" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`4" x 5`0"</b>			

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1711436**

Remarks

Pub Rmks: **Welcome to this BEAUTIFUL Genesis built 2 story home in the family friendly community of Bayview. Located 1/2 a block from the amazing walking paths along the CANALS this home is a must see. The main level boasts and OPEN CONCEPT design complete with a wonderful family room, beautiful white kitchen complete with GRANITE counters and S/S Appliances and lovely dining area over looking your back yard. Upstairs you will find a centrally located BONUS room for the family/kids a LARGE master bedroom with a stunning 4 pc ENSUITE and walk in closet. Down the hall are 2 great sized kids/guest rooms, a 4 pc guest bathroom and of course UPSTAIRS LAUNDRY. The basement has been tastefully FINISHED with an additional rec room, 3 pc bathroom and cozy 4th bedroom. Check out the small workshop in the storage closet down here. This home has a HUGE backyard for enjoying those summer days. Lastly, lets not forget the 2 car garage with more than enough room for both vehicles, storage and the EXTENDED DRIVEWAY. Walk across the street and down the peaceful canals for a nightly stroll to the park for the kids to play. This home is close to SCHOOLS, Shopping, playgrounds and anything you and your family require. Come and visit today.**

Inclusions: **See Appliances**  
Property Listed By: **Grassroots Realty Group**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





















