



THE
A-TEAM

**RE/MAX
FIRST**

78 BAYVIEW Circle, Airdrie T4B 4H3

MLS®#: **A2120103**

Area: **Bayview**

Listing Date: **04/11/24**

List Price: **\$945,000**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 02-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**
Lot Information
Lot Sz Ar: **4,739 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,358**
Low Sqft:
Ttl Sqft: **1,358**

DOM

39
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	9`2" x 4`10"
Bedroom	Main	14`8" x 12`0"
Dining Room	Main	13`10" x 9`1"
Laundry	Main	7`6" x 7`5"
4pc Bathroom	Basement	10`2" x 4`11"
Bedroom	Basement	10`3" x 10`11"
Game Room	Basement	16`11" x 34`4"

Room	Level	Dimensions
5pc Ensuite bath	Main	8`7" x 12`2"
Bedroom	Main	9`11" x 10`0"
Kitchen	Main	14`8" x 13`8"
Living Room	Main	13`10" x 12`7"
Other	Basement	5`6" x 9`8"
Bedroom	Basement	10`3" x 9`2"
Furnace/Utility Room	Basement	19`0" x 8`10"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1612373

Remarks

Pub Rmks:

| PRICE IMPROVEMENT !!!! Welcome to Your Dream Home in Bayside! Nestled within the serene community of Bayside, this exquisite walkout bungalow offers the perfect blend of elegance and comfort. This home is PERFECT for DOWNSIZERS or a family looking for single level living with loads of space. Let the grand children roam free on either of the two OPEN CONCEPT and SPACIOUS floors. Meticulously maintained and cherished by its owners, this home exudes pride of ownership at every turn. With 4 bedrooms, 3 bathrooms, and 1358 square feet above grade, this home provides AMPLE SPACE for your family to grow and thrive. Enjoy beautiful views and peaceful surroundings as this home BACKS ONTO a picturesque CANAL, providing a serene backdrop for relaxation and outdoor enjoyment. Indulge in luxury living with HIGH-END finishes, and entertain with ease in the home's open-concept layout, featuring light-filled living areas and a functional design that's perfect for hosting gatherings of any size. Finally, enjoy easy access to amenities such as shopping, dining, schools, parks, and walking paths. Don't wait. Book your showing today!

Inclusions:

Pool table, Pool table accessory shelf on basement wall, Gemstone Lighting, Shed, Murphy Bed in Basement Bedroom, Phantom Screen at front door, Bench in backyard, Archway in backyard at the gate

Property Listed By:

Century 21 Bravo Realty

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









