



THE
A-TEAM

**RE/MAX
FIRST**

932 BAYVIEW Rise, Airdrie T4B5K3

MLS® #: **A2122099**

Area: **Bayview**

Listing Date: **04/09/24**

List Price: **\$694,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2023**
Lot Information
Lot Sz Ar: **4,251 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,992**
Low Sqft:
Ttl Sqft: **1,992**

DOM

41
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Corner Lot**
Park Feat: **Double Garage Detached**

Utilities and Features

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

Construction: **Wood Frame**
Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 7`11"
Kitchen	Main	14`8" x 11`10"
Laundry	Upper	7`10" x 5`2"
Bedroom	Main	10`11" x 10`3"
Bedroom	Upper	11`3" x 10`11"
4pc Ensuite bath	Upper	8`3" x 6`10"
Pantry	Main	7`11" x 5`6"

Room	Level	Dimensions
Living Room	Main	11`11" x 11`3"
Bonus Room	Upper	13`4" x 13`0"
Bedroom - Primary	Upper	15`0" x 11`8"
Bedroom	Upper	9`11" x 9`9"
4pc Bathroom	Main	7`9" x 4`11"
4pc Bathroom	Upper	8`7" x 4`11"
Walk-In Closet	Upper	6`10" x 6`2"

Mud Room	Main	9`11" x 6`7"	Legal/Tax/Financial
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Title: Fee Simple Legal Desc:	2211081	Zoning: R1-L	Remarks
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Pub Rmks:	2023 Built. The spacious layout, modern build, and double detached garage of this home make it a highly desirable property for potential buyers seeking a combination of comfort, style, and practicality in their living environment. The newer amenities cater to the needs of modern lifestyles, while the extra storage space and convenience of the double detached garage add to the overall appeal of the property. Overall, these features position the home as an attractive option for individuals or families looking for a comfortable and functional living space that aligns with their preferences and requirements. This stunning home comes with a bedroom and full bath on the main floor. Total of 4 bedrooms, a bonus room and 3.5 baths. Basement is unspoiled and can be built to you imaginations. An open kitchen, dining, and living room concept creates a seamless flow between spaces. This design allows for easy interaction between family members and guests. It also enhances natural light and gives the illusion of more space. In addition to its appealing features, the home's location also plays a significant role in its desirability. Situated in a sought-after neighborhood with easy access to amenities such as schools, parks, shopping centers, and public transportation, this property offers convenience and a sense of community to potential buyers.
Inclusions: Property Listed By:	N/A MaxWell Central

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









