



THE
A-TEAM

**RE/MAX
FIRST**

344 BAYVIEW Street, Airdrie T4B 5G3

MLS® #: **A2124477**

Area: **Bayview**

Listing Date: **04/19/24**

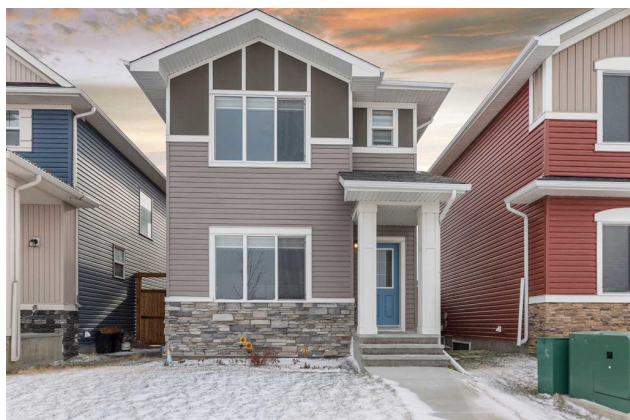
List Price: **\$624,900**

Status: **Active**

County: **Airdrie**

Change: **-\$8k, 17-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**
Lot Information
Lot Sz Ar: **3,035 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,582**
Low Sqft:
Ttl Sqft: **1,582**

DOM

30
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

Construction: **Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Water Softener,Window Coverings**
Int Feat: **Bar,Kitchen Island,No Smoking Home,Open Floorplan,Pantry**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`9" x 10`4"
Family Room	Basement	17`6" x 11`6"
Laundry	Upper	5`5" x 3`3"
Bedroom - Primary	Upper	13`4" x 12`2"
Bedroom	Upper	9`11" x 9`3"
2pc Bathroom	Main	5`5" x 4`11"
4pc Ensuite bath	Upper	10`7" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`2" x 12`2"
Kitchen	Main	15`0" x 14`6"
Furnace/Utility Room	Basement	13`2" x 7`2"
Bedroom	Upper	9`11" x 9`3"
Bedroom	Basement	11`10" x 9`11"
4pc Bathroom	Upper	9`3" x 4`11"
4pc Bathroom	Basement	7`11" x 4`11"

Pantry Storage	Main Basement	5`2" x 2`11" 5`5" x 4`0"	Walk-In Closet	Upper	6`11" x 5`7"
Legal/Tax/Financial					

Title: Fee Simple		Zoning: R1-L	
Legal Desc:	1911687		Remarks

Pub Rmks:	Welcome to this stunning landed home in the coveted Bay View community, boasting 4 bedrooms, including one in the fully finished basement, and 3.5 bathrooms. This open-concept house offers over 2200 sq ft of living space combined. Enjoy the serene view of the green space right from your front door. This bright and spacious home offers a comfortable living space with the convenience of central air conditioning. This impeccably maintained home exudes the charm of a new property. The main floor boasts stylish vinyl plank flooring, while the upstairs offers cozy carpeting. The west exposure fills the home with natural light, and the kitchen comes with stainless steel appliances and a spacious kitchen island. Also, the basement features a family room, bar area, and an additional bedroom. This home features a fenced yard and a detached 2-car garage, with a backyard ready for your personal touch, this home is perfect for both relaxation and entertainment. Enjoy easy access to community parks, tennis courts, pathways, schools, and a variety of shopping and dining options. Don't miss the opportunity to make this beautiful property your new home.
Inclusions:	N/A
Property Listed By:	One Percent Realty

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







