



THE
A-TEAM

**RE/MAX
FIRST**

535 BAYVIEW Way, Airdrie T4B 5C7

MLS®#: **A2142783**

Area: **Bayview**

Listing Date: **06/20/24**

List Price: **\$715,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Lot Information

Lot Sz Ar: **3,820 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,181**

Low Sqft:

Ttl Sqft: **2,181**

DOM

12

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Pantry,Stone Counters,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	7`11" x 2`7"
Kitchen	Main	13`6" x 14`5"
Mud Room	Main	13`7" x 5`11"
4pc Bathroom	Second	11`0" x 4`11"
Bedroom	Second	12`9" x 11`11"
Bonus Room	Second	16`11" x 11`7"
Bedroom - Primary	Second	11`5" x 13`0"

Room	Level	Dimensions
Dining Room	Main	12`0" x 6`1"
Living Room	Main	14`11" x 14`0"
Office	Main	9`0" x 8`0"
4pc Ensuite bath	Second	9`7" x 8`6"
Bedroom	Second	11`7" x 12`4"
Laundry	Second	11`7" x 5`11"
Walk-In Closet	Second	5`2" x 11`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1711436

Remarks

Pub Rmks: **Welcome to the wonderful community of Bayview in Airdrie. This 3 bedroom 2.5 bath home has been beautifully maintained and feels brand new. At just 5 years old, this home is perfect for those who want a new home feel but don't want to wait for a new build and the hassles that come with it! As you enter the home, you will be in awe of the bright entry and high ceilings. Heading down the hall you will find a large office, perfect for those working from home or a relaxing space to read and craft. Moving into the main area, you have a great sized open concept space. The living room is a perfect place to relax or entertain, with a cozy gas fireplace and overlooking the backyard. In the kitchen you will find all stainless steel appliances, quartz counters/eating bar, loads of cupboard space and beautiful shaker cabinets. Open to the dining room, this space makes family time a breeze. The kitchen also leads to an open pantry, with lots of storage space, and access to the mud room and garage. Finishing the main floor is a convenient 2 piece guest bathroom. As you make your way to the second floor, you are greeted with a large bonus room, perfect for family movie nights. To your right is the primary bedroom, with not one but two closets, one being a large walk. Plus a large 4 piece ensuite with dual sinks and walk in shower with enough counter and sink space for everyone. Opposite you will find two additional bedrooms, one with a large walk in closet. Completing the second floor is a 4 piece bathroom, linen closet and large laundry room. Heading down to the unfinished basement, you will find your opportunity to put your own touch on this amazing home with its large open space and bathroom rough-in. Adding to the wonders of this home is the heated double garage and lovely outdoor space. The deck is the perfect place to entertain outside and watch the family enjoy the day in the yard. For those warm summer days, this home includes AC. If you are looking for a fantastic home in a family friendly community, close to shoppings and schools, this home has it all! Contact your realtor and book your showing today!**

Inclusions: **na**
Property Listed By: **RE/MAX Realty Professionals**

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









