



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1013 BAYVIEW Crescent, Airdrie T4B3N6**

MLS®#: **A2147762**      Area: **Bayview**      Listing Date: **07/09/24**      List Price: **\$520,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$25k, 09-Dec**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **1,542 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,530**  
 Low Sqft:  
 Ttl Sqft: **1,530**

DOM

**165**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Landscaped,Level,Street Lighting**  
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Gas Water Heater,Microwave,Refrigerator**  
 Int Feat: **High Ceilings,Kitchen Island,Open Floorplan,Pantry,Smart Home,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>12`1" x 13`2"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`0" x 11`6"</b>	<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`0" x 10`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`9" x 9`4"</b>	<b>Dining Room</b>	<b>Upper</b>	<b>13`0" x 9`0"</b>

## Legal/Tax/Financial

---

Title: <b>Fee Simple</b>	Zoning: <b>TBD</b>
Legal Desc: <b>2311886</b>	

Remarks

---

Pub Rmks: **Our Street Towns have No Conde Fees. The Sutton is a perfect home for a home-based business. This reversed floor plan has an bedroom/office and another bedroom on the main floor and a full bathroom. Upstairs you have your beautiful bungalow oasis. This home features 3 bedrooms, 2.5 baths, two outdoor patios, 9' foundation, modern kitchen with kitchen cabinet uppers to ceiling, stainless steel kitchen appliances, a secondary deck with a gas line for a BBQ right off your dining area, as well as other upgrades. With a 20"x22" double attached rear garage and undeveloped basement you will have more than enough room for all your needs. Photos are representative.**

Inclusions:  
Property Listed By: **Hood Fan**  
**Bode Platform Inc.**

---

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

