



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**

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

Lot Information

Lot Sz Ar: **1,542 sqft**
Lot Shape:

DOM

197
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

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

Parking

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

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 |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| 2pc Bathroom | Upper | 0`0" x 0`0" | Great Room | Main | 12`1" x 13`2" |
| Bedroom - Primary | Upper | 13`0" x 11`6" | 4pc Ensuite bath | Upper | 0`0" x 0`0" |
| Bedroom | Main | 11`0" x 10`0" | 4pc Bathroom | Main | 0`0" x 0`0" |
| Bedroom | Main | 9`9" x 9`4" | Dining Room | Upper | 13`0" x 9`0" |

| | |
|-------------------|----------------|
| Title: | Zoning: |
| Fee Simple | TBD |
| Legal Desc: | 2311886 |

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

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

