



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**938 BAYVIEW Heights, Airdrie T4B3N7**

MLS®#: **A2147918**

Area: **Bayview**

Listing Date: **07/12/24**

List Price: **\$773,900**

Status: **Active**

County: **Airdrie**

Change: **-\$41k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,509 sqft**  
Lot Shape:

Access:

Lot Feat: **Cul-De-Sac**  
Park Feat: **220 Volt Wiring, Double Garage Attached, In Garage Electric Vehicle Charging Station(s)**

DOM

**162**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
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, Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Gas Water Heater, Microwave, Range Hood, Refrigerator**  
Int Feat: **Bathroom Rough-in, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Smart Home, Soaking Tub, Walk-In Closet(s)**  
Utilities:

Room Information

| <u>Room</u>              | <u>Level</u> | <u>Dimensions</u>    | <u>Room</u>             | <u>Level</u> | <u>Dimensions</u>    |
|--------------------------|--------------|----------------------|-------------------------|--------------|----------------------|
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>0`0" x 0`0"</b>   | <b>Great Room</b>       | <b>Main</b>  | <b>12`0" x 15`0"</b> |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>15`0" x 12`0"</b> | <b>4pc Ensuite bath</b> | <b>Upper</b> | <b>0`0" x 0`0"</b>   |
| <b>Bedroom</b>           | <b>Upper</b> | <b>10`0" x 13`2"</b> | <b>4pc Bathroom</b>     | <b>Upper</b> | <b>0`0" x 0`0"</b>   |

**Bedroom**  
**Bonus Room**

**Upper**  
**Upper**

**17`3" x 10`2"**  
**12`3" x 9`8"**

**Dining Room**

**Main**

**10`9" x 10`6"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2310879**

Zoning:

**R1-U**

Remarks

Pub Rmks:

**This unique custom walkout designed home features 3 bedrooms, 2.5 baths, 9' foundation, gas line to BBQ. Some interior features include, fireplace, railing, modern kitchen with kitchen cabinet uppers to ceiling, stainless steel kitchen appliances, gas line to range, and pot lights in the bonus room. With a double attached front garage and undeveloped basement you will have more than enough room for all your needs. This exquisite custom walkout designed home is on a pie shaped lot. Entering the cul-de-sac enjoy the tranquil water feature to your left. Bayview is known for beautiful, family friendly walking paths to enjoy along the Canals. Many parks for all ages all within walking distance. Photos are representative.**

Inclusions:

**N/A**

Property Listed By:

**Bode Platform Inc.**

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