

## 1403 BAYVIEW Crescent, Airdrie T4B3N6

MLS®#:	A2148831	Area:	Bayview	Listing Date:	07/15/24	List Price: <b>\$805,900</b>
Status:	Active	County:	Airdrie	Change:	-\$29k, 10-Sep	Association: Fort McMurray



cess: EFeat: rk Feat:	Level 220 Volt Wiring,	Double Garage Attac	hed		
				Garage Sz:	2
Shape:				<u>Parking</u> Ttl Park:	4
Sz Ar:	3,694 sqft	Ttl Sqft:	2,345		
Information		Low Sqft:	-	Style:	2 Storey
ar Built:	2025	Abv Sqft:	2,345	Baths:	2.5 (2 1)
y/Town:	Airdrie	Finished Floor Are	ea	Beds:	3 (3 )
b Type:	Detached			Layout	
p Type:	Residential			201	
neral Informatior	า			DOM	

			Utilities and Features		
Roof: Heating: Sewer:	Asphalt Shingle Forced Air,Natural Gas		Construction: Vinyl Siding,Wood Fram Flooring:	e	
Ext Feat:	None		Carpet,Tile,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete		
Kitchen Appl: Int Feat: Utilities:		Range,Microwave,Range Hood,Refri ate Entrance,Smart Home,Soaking 1	-	s)	
			Koom mornation		
Room Great Room Flex Space 4pc Bathroom Bedroom - Pri Bedroom	••	Dimensions 13`10" x 14`0" 9`0" x 10`11" 0`0" x 0`0" 14`8" x 14`3" 10`0" x 10`9"	<u>Room</u> Nook 2pc Bathroom 5pc Ensuite bath Bonus Room Bedroom	<u>Level</u> Main Main Upper Upper Upper	Dimensions 13`10" x 11`0" 0`0" x 0`0" 0`0" x 0`0" 12`8" x 17`0" 9`3" x 11`0"

Title: Fee Simple	Zoning: TBD
Legal Desc:	2311886
Legal Desc.	Remarks
Pub Rmks:	Located in the desirable Bayview is this 2,272sq ft open concept home. Featuring 3 beds, 2.5 baths and big Bonus Room. This beautifully designed home is perfect
	for gatherings with having a open concept kitchen, island as well as a bonus butlers pantry. Another bonus on your main floor is a cantilevered pocket office!! Upstairs hosts all three bedrooms, spacious laundry room, great sized rooms & bonus room. Also upstairs is the master oasis with a huge room, ensuite with double sinks, soaker tub, stand up shower and private toilet area. You also get a very generous sized walk in closet. This well designed home also comes with a side entrance to your unfinished basement & 9" Foundation in the basement!! Additional upgrades in this home are Smart Home Package/Modern Kitchen with 42" Uppe Cabinets/Stainless Steel Appliance Package, Gas Line to Range and BBQ/Electric Fireplace Featuring Tile/Tray Ceiling in Master Ensuite/Pot Lights in Bonus Room & more. Photos representative
Inclusions:	for gatherings with having a open concept kitchen, island as well as a bonus butlers pantry. Another bonus on your main floor is a cantilevered pocket office!! Upstairs hosts all three bedrooms, spacious laundry room, great sized rooms & bonus room. Also upstairs is the master oasis with a huge room, ensuite with double sinks, soaker tub, stand up shower and private toilet area. You also get a very generous sized walk in closet. This well designed home also comes with a side entrance to your unfinished basement & 9" Foundation in the basement!! Additional upgrades in this home are Smart Home Package/Modern Kitchen with 42" Uppe Cabinets/Stainless Steel Appliance Package, Gas Line to Range and BBQ/Electric Fireplace Featuring Tile/Tray Ceiling in Master Ensuite/Pot Lights in Bonus Room &

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



