



THE
A-TEAM

**RE/MAX
FIRST**

1403 BAYVIEW Crescent, Airdrie T4B3N6

MLS® #: **A2148831**

Area: **Bayview**

Listing Date: **07/15/24**

List Price: **\$805,900**

Status: **Active**

County: **Airdrie**

Change: **-\$29k, 10-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,694 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,345**
Low Sqft:
Ttl Sqft: **2,345**

DOM

128
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Level**
Park Feat: **220 Volt Wiring, 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, Tile, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
Int Feat: **Kitchen Island, Separate Entrance, Smart Home, Soaking Tub, Tray Ceiling(s), 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>
Great Room	Main	13`10" x 14`0"	Nook	Main	13`10" x 11`0"
Flex Space	Main	9`0" x 10`11"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
Bedroom - Primary	Upper	14`8" x 14`3"	Bonus Room	Upper	12`8" x 17`0"
Bedroom	Upper	10`0" x 10`9"	Bedroom	Upper	9`3" x 11`0"

