



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

63
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"

Title:	Zoning:
Fee Simple	TBD
Legal Desc:	2311886

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" Upper 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:	N/A
Property Listed By:	Bode Platform Inc.

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

