

## 1403 BAYVIEW Crescent, Airdrie T4B3N6

A2148831 07/15/24 List Price: **\$805,900** MLS®#: Area: **Bayview** Listing

Status: Active Airdrie Change: Association: Fort McMurray County: -\$29k, 10-Sep

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached

City/Town: Airdrie Year Built: 2025

Lot Sz Ar:

3,694 sqft

Lot Shape:

DOM 128

> Finished Floor Area Abv Saft: 2,345

Low Sqft:

Ttl Sqft: 2.345

<u>Parking</u>

<u>Layout</u>

Beds:

Baths:

Style:

Ttl Park: 4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey

Access:

Lot Feat: Level

Park Feat: 220 Volt Wiring, Double Garage Attached

## **Utilities and Features**

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas **Vinyl Siding, Wood Frame** Heating:

Sewer:

Ext Feat: None Flooring:

Carpet, Tile, Vinyl Plank

Water Source: Fnd/Bsmt: **Poured Concrete** 

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:

Kitchen Appl:

Room Information

Room <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions 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 0'0" x 0'0" 5pc Ensuite bath Upper 0'0" x 0'0" Upper **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"

## Legal/Tax/Financial

Title: Zoning: **Fee Simple TBD** 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" 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.** 

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