



THE
A-TEAM

**RE/MAX
FIRST**

982 BAYVIEW Rise, Airdrie T4B0R7

MLS®#: **A2151852**

Area: **Bayview**

Listing Date: **07/22/24**

List Price: **\$605,000**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,712

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,712

Lot Information

Lot Sz Ar:

2,777 sqft

Lot Shape:

DOM

56

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Interior Lot

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Kitchen Island,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 5`1"
Kitchen	Main	12`6" x 9`1"
Mud Room	Main	8`4" x 5`10"
4pc Bathroom	Second	10`3" x 5`0"
Bedroom	Second	10`3" x 11`5"
Bonus Room	Second	16`7" x 14`7"

Room	Level	Dimensions
Dining Room	Main	9`2" x 12`11"
Living Room	Main	11`6" x 14`9"
Pantry	Main	5`0" x 7`0"
4pc Ensuite bath	Second	5`0" x 14`8"
Bedroom	Second	10`3" x 10`4"
Bedroom - Primary	Second	11`7" x 14`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2211081

Zoning:
R2

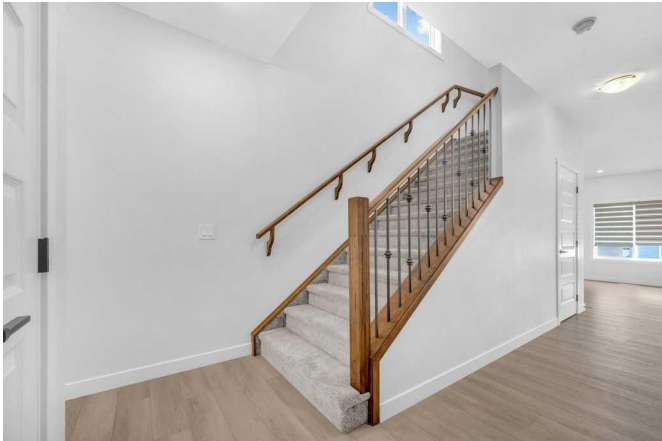
Remarks

Pub Rmks: **Live in Airdrie's most desirable & sought-after neighborhood, Bayview! Less than 50 meters to the park/playground! A newly built home with plenty of room for the whole family. Enjoy the bright main floor with spacious living and dining open space. The kitchen has sophisticated finishings with quartz counters, upgraded stainless-steel appliances like chimney hood fan, built in microwave, a 3 door ice maker refrigerator, and soft-close drawers that reach to the ceiling. Off the kitchen is the large mudroom, and walk-through pantry with direct access to the Double attached Garage. Upstairs, you will find 3 large bedrooms, bonus room and convenient second floor laundry, At the front of the house is the generously sized Master bedroom, which has its own ensuite with double sinks and a walk-in closet. The two additional bedrooms, both a good size, provide more room for a growing family, 4-piece bathroom and an upper laundry room complete this upper level. This home has QUARTZ COUNTERS everywhere, 9' knockdown main floor ceilings, designer lights, including pot lights, upgraded backsplash and craftsmanship. Overall, there are tons of upgrades in this home. undeveloped basement has rough ins for plumbing and awaits your creative ideas for future development and potential for secondary suite upon city approval. There's no separate entrance to the basement, but it can be easily done at a reasonable cost as the seller has already checked with the contractor and can provide you with the contractor number. Book your showing today with your favorite Realtor!!**

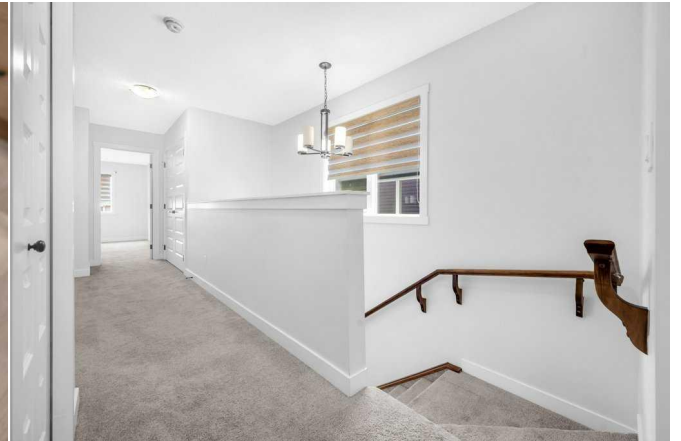
Inclusions:
Property Listed By: **n/a**
RE/MAX iRealty Innovations

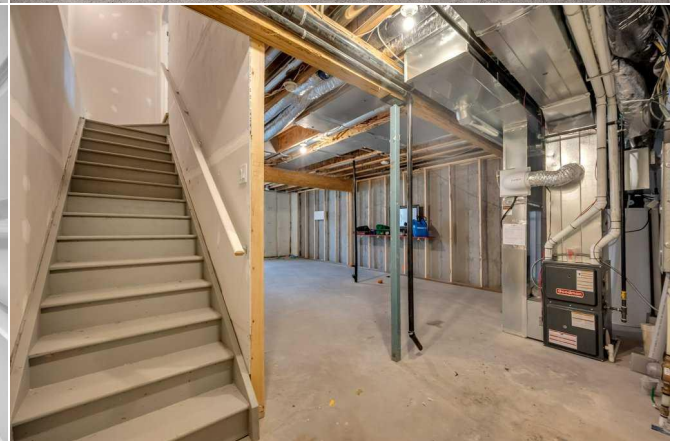
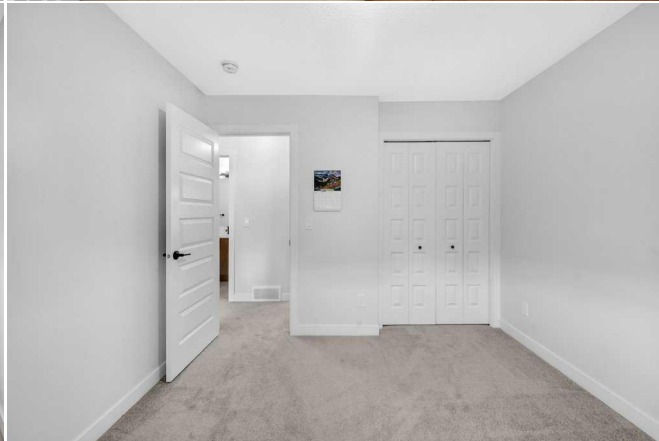
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













982 Bayview Rise SW, Airdrie, AB

Main Floor Exterior Area 829.85 sq ft
Interior Area 758.11 sq ft
Excluded Area 410.08 sq ft

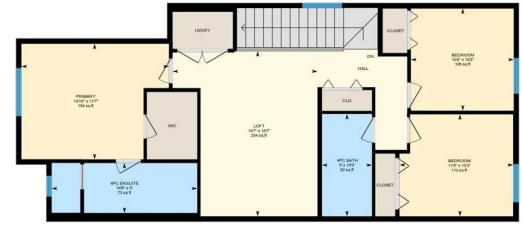


PREPARED: 2024/07/30

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

982 Bayview Rise SW, Airdrie, AB

Upper Floor Exterior Area 1031.32 sq ft
Interior Area 653.91 sq ft



PREPARED: 2024/07/30

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.