



THE
A-TEAM

**RE/MAX
FIRST**

297 BAYVIEW Street, Airdrie T4B5K3

MLS® #: **A2152698**

Area: **Bayview**

Listing Date: **07/25/24**

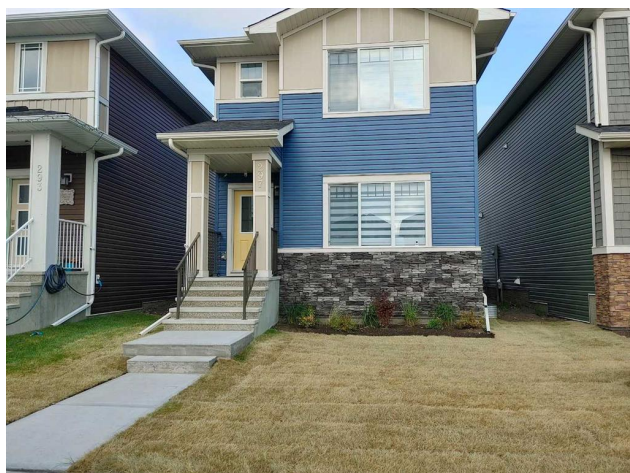
List Price: **\$578,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$21k, 05-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2022**

Lot Information

Lot Sz Ar: **3,261 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Paved**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,568**
Low Sqft:
Ttl Sqft: **1,568**

DOM

53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Brick,Concrete,Silent Floor Joists,Vinyl Siding**
Flooring: **Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Chandelier,Crown Molding,Double Vanity,High Ceilings,Kitchen Island,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Storage,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>
Dining Room	Main	12`10" x 10`6"	Kitchen	Main	7`9" x 14`10"
Living Room	Main	13`7" x 12`8"	2pc Bathroom	Main	5`6" x 4`11"
Bedroom - Primary	Upper	13`5" x 12`4"	Bedroom	Upper	9`3" x 10`0"
Bedroom	Upper	9`4" x 10`0"	4pc Ensuite bath	Upper	5`0" x 10`9"
4pc Bathroom	Upper	9`4" x 5`0"	Walk-In Closet	Upper	9`4" x 5`8"

Title: **Fee Simple**
 Zoning: **R1-L**
 Legal Desc: **2211081**

Remarks

Pub Rmks: **Welcome to this stunning open-concept home located on a tranquil street in a beautiful community. Boasting 1568 sqft of thoughtfully designed living space, this property offers a blend of modern luxury and practical functionality. As you enter, you'll immediately notice the bright and airy atmosphere, enhanced by large windows that bathe the interior in natural light. The main level features luxury vinyl plank flooring throughout, creating a seamless and elegant look. The spacious kitchen is a chef's dream, equipped with sleek quartz countertops and high-end stainless steel appliances. A convenient powder room on the main level adds to the ease of living. Upstairs, you'll find plush high-end carpeting that provides a cozy touch. The expansive primary bedroom is a serene retreat, featuring large windows that allow plenty of light and an airy ambiance. The accompanying primary ensuite is generously sized, offering both comfort and luxury. Two additional well-sized bedrooms and a stylish 4-piece bath complete the upper level. This home also includes essential modern amenities such as air conditioning and custom window coverings throughout. The laundry area is conveniently located on the top level, making household chores more efficient. For those with future plans, the basement is ready for your creative touch with a separate entry for potential suiting options. The unfinished space provides endless possibilities for customization. Located in a quiet, picturesque community with schools within walking distance, this home is ideal for families seeking both serenity and convenience. Discover a perfect blend of elegance and functionality in this remarkable property.**

Inclusions: **none**
 Property Listed By: **Grassroots Realty Group**

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





