



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1481 BAYVIEW Point, Airdrie T4B5K1**

MLS®#: **A2158473**

Area: **Bayview**

Listing Date: **08/16/24**

List Price: **\$564,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 19-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,646**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,646**

Lot Information

Lot Sz Ar:

**296 sqft**

Lot Shape:

DOM

**127**

Layout

Beds:

**3 (3)**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**2**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Other**

**Single Garage Attached**

Utilities and Features

Roof: **Asphalt**

Heating: **Central**

Sewer:

Ext Feat: **Other**

Construction:

**Other**

Flooring:

**Carpet,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave Hood Fan**

Int Feat:

**No Animal Home,No Smoking Home,Open Floorplan**

Utilities:

Room Information

| Room                     | Level        | Dimensions           | Room                            | Level        | Dimensions            |
|--------------------------|--------------|----------------------|---------------------------------|--------------|-----------------------|
| <b>Pantry</b>            | <b>Main</b>  | <b>3`7" x 5`3"</b>   | <b>Mud Room</b>                 | <b>Main</b>  | <b>4`2" x 11`0"</b>   |
| <b>2pc Bathroom</b>      | <b>Main</b>  | <b>4`11" x 5`5"</b>  | <b>Kitchen With Eating Area</b> | <b>Main</b>  | <b>10`7" x 11`11"</b> |
| <b>Dining Room</b>       | <b>Main</b>  | <b>12`8" x 10`1"</b> | <b>Living Room</b>              | <b>Main</b>  | <b>14`7" x 11`8"</b>  |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`0" x 12`6"</b> | <b>4pc Ensuite bath</b>         | <b>Upper</b> | <b>5`0" x 8`9"</b>    |
| <b>Walk-In Closet</b>    | <b>Upper</b> | <b>6`9" x 6`2"</b>   | <b>Laundry</b>                  | <b>Upper</b> | <b>3`7" x 4`3"</b>    |
| <b>Bonus Room</b>        | <b>Upper</b> | <b>12`5" x 15`1"</b> | <b>4pc Bathroom</b>             | <b>Upper</b> | <b>4`11" x 8`10"</b>  |
| <b>Bedroom</b>           | <b>Upper</b> | <b>10`9" x 9`9"</b>  | <b>Bedroom</b>                  | <b>Upper</b> | <b>10`9" x 8`10"</b>  |

**Flex Space**

**Basement**

**27`0" x 18`1"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2211081**

Zoning:

**R2**

Remarks

Pub Rmks:

**WELCOME TO BAYVIEW, BRAND NEW,EAST FACING NEVER LIVED IN, FRONT SINGLE ATTACHED CAR GARAGE DUPLEX OFFERS 1600+ LIVING SPACE. OPEN CONCEPT WITH MODERN KITCHEN. UPSTAIRS OFFER 3 BEDROOMS AND BONUS AREA. BIG BACKYARD, SCHOOL COMING AT WALKING DISTANCE. MUST SEE!**

Inclusions:

**N/A**

Property Listed By:

**MaxWell Central**

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











