



THE
A-TEAM

**RE/MAX
FIRST**

1481 BAYVIEW Point, Airdrie T4B5K1

MLS®#: **A2158473**

Area: **Bayview**

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

List Price: **\$575,000**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 17-Sep**

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:

Lot Information

Ttl Sqft:

1,646

Lot Sz Ar:

296 sqft

Lot Shape:

Access:

Other

Lot Feat:

Single Garage Attached

Park Feat:

DOM

34

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey,Side by Side**

Parking

Ttl Park: **2**

Garage Sz: **1**

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
Pantry	Main	3`7" x 5`3"
2pc Bathroom	Main	4`11" x 5`5"
Dining Room	Main	12`8" x 10`1"
Bedroom - Primary	Upper	13`0" x 12`6"
Walk-In Closet	Upper	6`9" x 6`2"
Bonus Room	Upper	12`5" x 15`1"
Bedroom	Upper	10`9" x 9`9"

Room	Level	Dimensions
Mud Room	Main	4`2" x 11`0"
Kitchen With Eating Area	Main	10`7" x 11`11"
Living Room	Main	14`7" x 11`8"
4pc Ensuite bath	Upper	5`0" x 8`9"
Laundry	Upper	3`7" x 4`3"
4pc Bathroom	Upper	4`11" x 8`10"
Bedroom	Upper	10`9" x 8`10"

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







