



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**722 BAYVIEW HILL, Airdrie T4B 5M4**

MLS®#: **A2159962**

Area: **Bayview**

Listing Date: **08/22/24**

List Price: **\$574,900**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,702 sqft**  
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,480**

Low Sqft:

Ttl Sqft: **1,480**

DOM

**28**

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: **Private Entrance,Private Yard**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**

Int Feat:

**Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**

Utilities:

Room Information

| Room                    | Level        | Dimensions           |
|-------------------------|--------------|----------------------|
| <b>Dining Room</b>      | <b>Main</b>  | <b>14`8" x 7`0"</b>  |
| <b>Kitchen</b>          | <b>Main</b>  | <b>11`8" x 11`5"</b> |
| <b>Bedroom</b>          | <b>Upper</b> | <b>11`0" x 9`6"</b>  |
| <b>Laundry</b>          | <b>Upper</b> | <b>7`9" x 4`11"</b>  |
| <b>2pc Bathroom</b>     | <b>Main</b>  | <b>5`5" x 4`10"</b>  |
| <b>3pc Ensuite bath</b> | <b>Upper</b> | <b>8`0" x 6`9"</b>   |

| Room                     | Level        | Dimensions           |
|--------------------------|--------------|----------------------|
| <b>Living Room</b>       | <b>Main</b>  | <b>16`7" x 14`8"</b> |
| <b>Bedroom - Primary</b> | <b>Upper</b> | <b>13`6" x 11`8"</b> |
| <b>Bedroom</b>           | <b>Upper</b> | <b>9`10" x 9`0"</b>  |
| <b>Walk-In Closet</b>    | <b>Upper</b> | <b>6`9" x 5`1"</b>   |
| <b>4pc Bathroom</b>      | <b>Upper</b> | <b>8`1" x 4`11"</b>  |

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L0**

**2310879**

Remarks

Pub Rmks:

**Welcome to your dream home in the vibrant Bayview community of Airdrie! This brand-new, never-lived-in 3-bedroom detached home spans 1,480 sq. ft. and is designed with modern living in mind. As you step inside, you'll be greeted by an open-concept layout that features a spacious living area with a large front window, allowing natural light to flood the room. The 9 ft knockdown ceilings, recessed pot lights, and luxury vinyl plank flooring throughout the main level create a bright and contemporary atmosphere. The north-facing kitchen is the heart of this home, equipped with high-end stainless steel appliances, including a built-in microwave, hood fan, and a sleek stove. Full-height kitchen cabinets with risers provide ample storage, while the quartz countertops and a large central island offer both functionality and style. The adjacent dining area is perfect for family meals or entertaining guests, with easy access to the backyard through the rear entrance. A beautiful wide staircase with cozy carpet leads you to the upper level, where you'll find three generously sized bedrooms. The master suite is a true retreat, featuring a luxurious 3-piece ensuite with a walk-in shower and quartz-topped vanity. The two additional bedrooms are well-sized, each with large windows and ample closet space, and share a full 4-piece bathroom. The upper-level laundry room adds convenience and efficiency to your daily routine. The unfinished sunshine basement is a blank canvas, offering 636 sq. ft. of potential living space. It comes pre-planned with a layout for two additional bedrooms and a rough-in for a bathroom, making future development easy and cost-effective. The exterior of the home includes a double car concrete pad, providing the foundation for a future detached garage. The laned design of the property ensures easy access to your backyard without the hassle of backing onto a street. The backyard is a private space with plenty of room for outdoor activities and gardening. This home is ideally located just 10 minutes from CrossIron Mall and 15 minutes from Calgary International Airport, making it perfect for commuters. The Bayview community is known for its beautiful parks, playgrounds, and family-friendly atmosphere. With easy access to shopping, schools, and major highways, this home offers the perfect blend of convenience and community living. The house is vacant and ready for quick possession—don't miss out on the opportunity to make this 1,480 sq. ft. gem your new home! Schedule a viewing today!**

Inclusions:  
Property Listed By:

**None**  
**MaxWell Central**

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











