



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**921 BAYVIEW Heights, Airdrie T4B 5M6**

MLS®#: **A2161047**      Area: **Bayview**      Listing **08/29/24**      List Price: **\$735,000**  
 Status: **Active**      County: **Airdrie**      Change: **-\$15k, 17-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2023**      Abv Sqft: **2,090**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,714 sqft**      Ttl Sqft: **2,090**  
 Lot Shape:

DOM

**21**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **No Neighbours Behind**  
 Park Feat: **Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Stone,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Tile,Vinyl Plank**  
 Sewer:      Water Source:  
 Ext Feat: **BBQ gas line,Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**  
 Int Feat: **Bathroom Rough-in,Breakfast Bar,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`6" x 9`0"	Living Room	Main	14`0" x 12`6"
Kitchen	Main	13`8" x 9`11"	Den	Main	9`8" x 6`4"
Mud Room	Main	6`7" x 6`0"	Foyer	Main	10`7" x 4`3"
Bonus Room	Upper	18`11" x 11`5"	Laundry	Upper	8`11" x 5`3"
Bedroom - Primary	Upper	12`7" x 12`5"	Walk-In Closet	Upper	8`5" x 6`6"
Bedroom	Upper	12`2" x 9`6"	Bedroom	Upper	12`2" x 9`6"
2pc Bathroom	Main		5pc Ensuite bath	Upper	

4pc Bathroom

Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**2310879**

Remarks

Pub Rmks:

**\*\*\*OPEN HOUSE SATURDAY SEPTEMBER 21st 12-2pm\*\*\*LIKE-NEW, BARELY LIVED-IN stylish home still under the BUILDER'S 10-YEAR WARRANTY! Everything in the home is included - \$25K IN FURNITURE INCLUSIONS! Ideally located with a WEST BACKYARD WITH NO REAR NEIGHBOURS and just A BLOCK AWAY FROM THE CANALS, extensive walking paths and green spaces. The builder is to complete the front landscaping with sod and a tree. Inside this sanctuary is a designer style, perfectly combining beauty and function with thoughtful upgrades like WIDE PLANK VINYL FLOORING, UPSCALE LIGHTING and loads of windows streaming in natural light. FLOOR-TO-CEILING TILE dramatically encases the FIREPLACE in the living room with oversized windows and an INCLUDED 75" TV creating an inviting atmosphere. The stunning kitchen inspires culinary adventures featuring STAINLESS STEEL APPLIANCES, A MASSIVE CENTRE ISLAND, STONE COUNTERTOPS, A GAS LINE and a pantry for extra storage. Chic lighting adorns the dining room where oversized patio sliders to the rear yard with gas line for summer barbeques. Off the kitchen, a flex space allows for an open home office or a great place for kids to study, art, craft, or store their toys. A private foyer, a large mudroom and a powder room tucked away near the garage entry complete this level. A large bonus room with an upgraded tray ceiling on the upper level entices relaxation, time spent together as a family and entertaining guests. Retreat at the end of the day to the spacious primary oasis overlooking the backyard. Adding to the allure of this owner's haven is a large walk-in closet and a luxurious ensuite boasting upgraded stone countertops, dual sinks, a deep soaker tub and a separate shower. Both additional bedrooms are generously sized with easy access to the stylish 4-piece bathroom also with stone countertops. Laundry with storage adds to your convenience, no more hauling loads up and down the stairs. Awaiting your design ideas, the unfinished basement is already fitted with a water softener, 3 windows, rough-in for a 3-piece bathroom and soaring 9' ceilings. The gym equipment is even included! The double attached garage is insulated and drywalled with the added benefits of an ultra-quiet side mount opener and an upgraded larger overhead door. This move-in ready home is in an unsurpassable location inviting you to stroll along the 6 km of waterways in this serene community with kayaking, cray fishing and pond hockey in the winter. Just a short bike ride to the always popular Chinook Winds Park, Ralph McCall School and Nose Creek Elementary School. Truly an unbeatable location with everything close at hand in a friendly neighbourhood that embraces the natural beauty of rural living yet has all the comforts of big city life!**

Inclusions:  
Property Listed By:

**Gym equipment, all furniture, TV  
eXp Realty**

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









