



THE
A-TEAM

**RE/MAX
FIRST**

1345 BAYVIEW Point, Airdrie T4B 5K1

MLS®#: **A2161361** Area: **Bayview** Listing Date: **08/29/24** List Price: **\$699,000**
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,229 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **2,005**
 Low Sqft:
 Ttl Sqft: **2,005**

DOM

20
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **City Lot,Cleared,Interior Lot,Level,Standard Shaped Lot,Street Lighting,Rectangular Lot,Views**
 Park Feat: **Concrete Driveway,Double Garage Attached,Driveway,Front Drive,Garage Faces Front,Insulated,Off Street**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Siding**
 Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Built-in Features,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Smart Home,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	11`1" x 16`3"	Dining Room	Main	11`11" x 8`11"
Kitchen	Main	11`11" x 14`2"	2pc Bathroom	Main	4`5" x 4`11"
Foyer	Main	12`4" x 5`10"	Mud Room	Main	10`2" x 5`3"
5pc Ensuite bath	Upper	10`8" x 8`2"	Bedroom - Primary	Upper	12`0" x 16`9"
Walk-In Closet	Upper	10`8" x 7`11"	Laundry	Upper	8`5" x 5`9"
Family Room	Upper	14`5" x 12`8"	Bedroom	Upper	10`8" x 11`2"

4pc Bathroom

Upper

8`5" x 4`11"

Bedroom
Legal/Tax/Financial

Upper

12`0" x 12`2"

Title:
Fee Simple
Legal Desc:

2211081

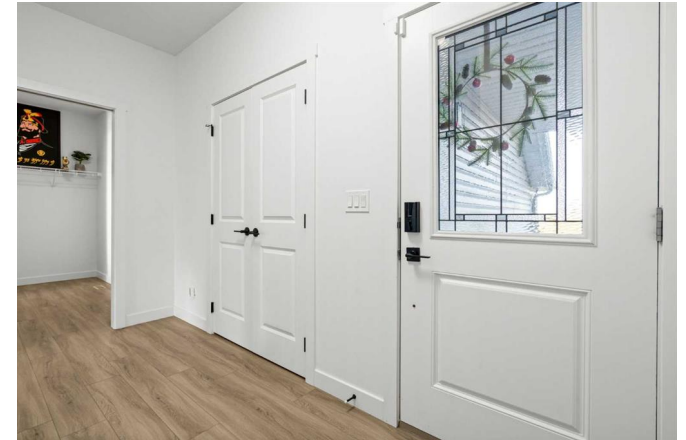
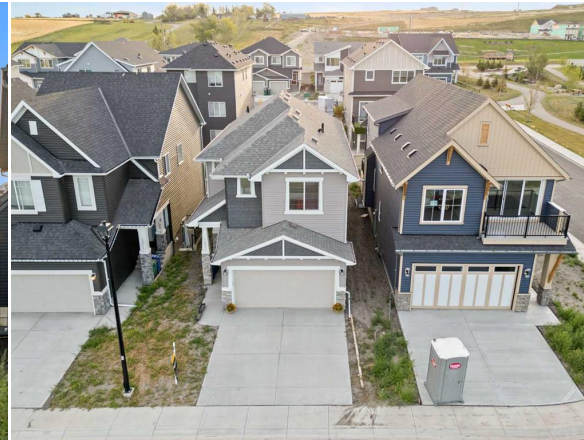
Zoning:
R2

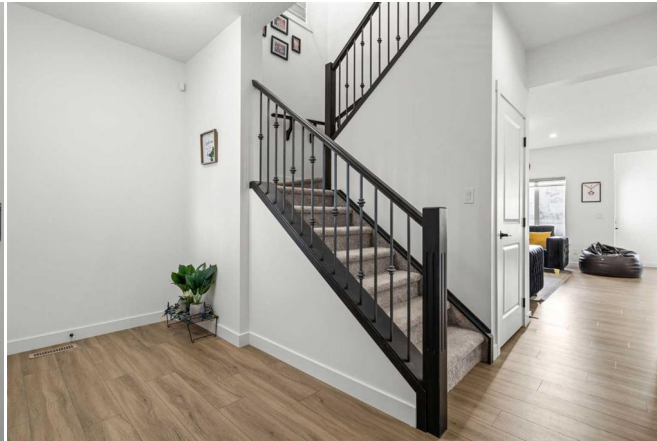
Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this stunning east-facing home, nestled in the serene neighborhood of Airdrie. Enjoy the beauty of sunrises from the front of the house and sunsets from the back, enhancing the home's peaceful atmosphere. This meticulously maintained property, cared for by a non-smoking family with no pets, is in pristine condition. Boasting three oversized bedrooms, each with its own walk-in closet, this home offers ample space for relaxation, storage, and personalization. The 2.5 modern bathrooms are elegantly upgraded with high-end finishes, ensuring daily comfort and style. Situated on a traditional lot, the home features a spacious and inviting outdoor area, ideal for enjoying the peaceful surroundings. The upgraded kitchen is designed for the aspiring chef in your family, complete with a gas range and a walk-through pantry that provides plenty of storage for all your essentials. The double attached garage adds both convenience and security. Facing a serene greenspace, you'll enjoy picturesque views right from your windows. Additionally, the property is near a future school site, offering excellent future amenities for your family. The approved addition to the budget means your neighborhood will grow alongside you. As a bonus, this home comes with transferable ANHWP coverage, providing peace of mind for the new owners. Don't miss your chance to own this exceptional property in Airdrie. With tranquil views, walk-in closets in every room, and the beauty of both sunrises and sunsets, this home truly has it all!**

Inclusions:
Property Listed By: **None**
Brilliant Realty

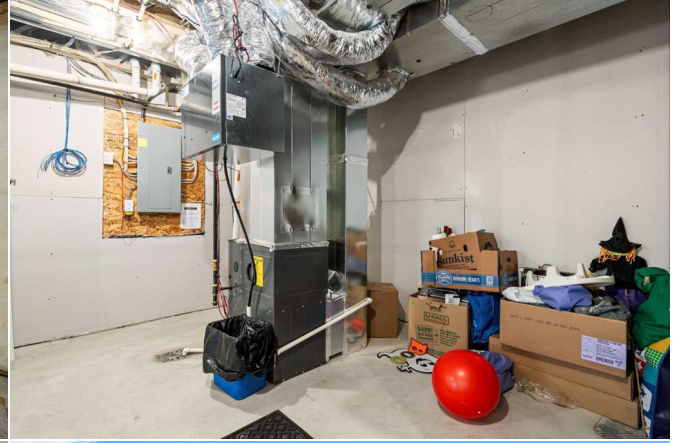
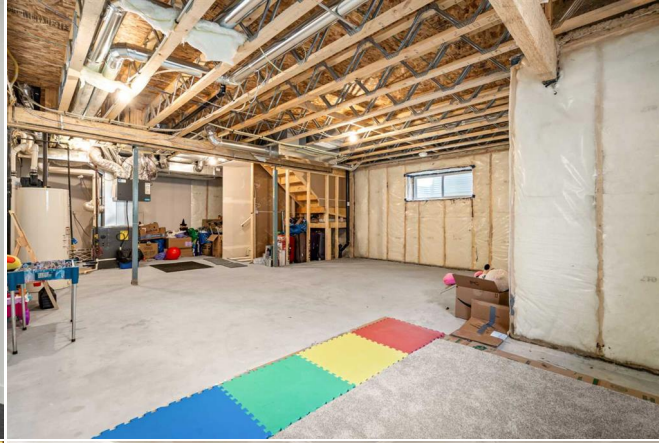
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













1345 Bayview Pt SW, Airdrie, AB

2nd Floor Exterior Area 1173.33 sq ft
Interior Area 1058.45 sq ft



0 3 6 ft

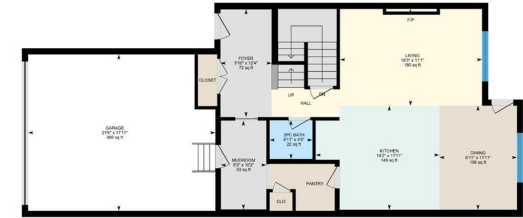
PREPARED: 2024/09/27



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1345 Bayview Pt SW, Airdrie, AB

Main Floor Exterior Area 832.40 sq ft
Interior Area 732.10 sq ft
Excluded Area 411.03 sq ft



0 3 6 ft

PREPARED: 2024/09/27



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1345 Bayview Pt SW, Airdrie, AB

Basement (Below Grade) Exterior Area 737.73 sq ft
Interior Area 631.48 sq ft



0 3 6 ft

PREPARED: 2024/09/27



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