



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2163409**

Area: **Bayview**

Listing Date: **09/05/24**

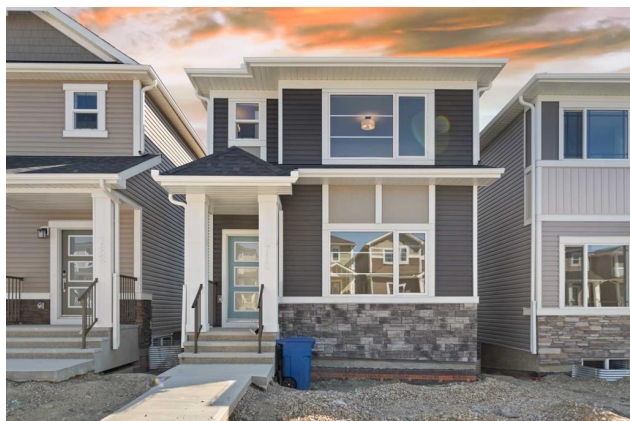
List Price: **\$589,900**

Status: **Active**

County: **Airdrie**

Change: **None**

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,Back Yard**  
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,572**  
Low Sqft:  
Ttl Sqft: **1,572**

DOM

**14**  
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,Range Hood,Refrigerator**  
Int Feat: **Double Vanity,No Animal Home,No Smoking Home,Quartz Counters**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`3"
Kitchen	Main	15`0" x 12`10"
Bedroom - Primary	Upper	13`4" x 12`3"
Bedroom	Upper	9`11" x 9`3"
Pantry	Main	5`1" x 2`11"
2pc Bathroom	Basement	5`5" x 4`11"
4pc Bathroom	Upper	9`3" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`5" x 12`2"
Laundry	Upper	5`5" x 3`3"
Bedroom	Upper	9`11" x 9`3"
Walk-In Closet	Upper	9`4" x 5`7"
Foyer	Main	5`5" x 4`10"
4pc Ensuite bath	Upper	10`8" x 4`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-L0**

**2310879**

Remarks

Pub Rmks: **Welcome to this beautiful, never-lived-in two-storey home located in the heart of the picturesque Bayview community in Airdrie! Offering 3 bedrooms, 2.5 bathrooms, and 1,572 sq ft of thoughtfully designed living space, this home combines modern elegance with family-friendly comfort. The south-facing front provides abundant natural sunlight throughout the day, creating a bright and inviting living space, while the north-facing backyard offers a perfect, shaded retreat for cooler evenings, outdoor dining, or gardening. Inside, you'll find a spacious open-concept layout featuring luxurious LVP (Luxury Vinyl Plank) flooring on the main level, blending durability with contemporary style. The gourmet kitchen is equipped with quartz countertops, sleek built-in appliances, a modern range hood, a stylish backsplash, and ample cabinet space. Adjacent to the kitchen, the dining area is ideal for family meals or entertaining guests, while the sunlit living room is perfect for cozy gatherings and relaxation. Upstairs, the home offers a large Master bedroom with a 4-piece ensuite, two additional well-sized bedrooms, and a 3-piece bathroom, providing privacy and comfort for the whole family. The unfinished basement offers endless potential for customization, allowing you to create your dream space, whether it's a home gym, theater, or extra bedroom. Located in the sought-after Bayview community, known for its lush parks, vibrant playgrounds, and peaceful running water stream, this home offers plenty of outdoor recreation for the whole family. Plus, you're just 10 minutes from Crossiron Mall and 15 minutes from Calgary International Airport, ensuring convenient access to shopping, dining, and travel. This home is vacant and ready for quick possession, so you can move in and start making memories right away. With its perfect blend of modern luxury and family-friendly living, this is a rare opportunity you don't want to miss! Contact us today for a private viewing and discover everything this stunning property has to offer!**

Inclusions: **N/A**  
Property Listed By: **MaxWell Central**

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