



THE
A-TEAM

**RE/MAX
FIRST**

118 BAYVIEW Street, Airdrie T4B 3V1

MLS®#: **A2165522**

Area: **Bayview**

Listing Date: **09/16/24**

List Price: **\$714,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2012**

Finished Floor Area

Abv Sqft: **2,119**

Low Sqft:

Ttl Sqft: **2,119**

Lot Information

Lot Sz Ar: **4,391 sqft**

Lot Shape:

DOM

3

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Lawn,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`7" x 4`11"
Living Room	Main	15`4" x 15`3"
Kitchen	Main	13`7" x 11`2"
Bedroom	Second	12`7" x 9`3"
Bonus Room	Second	17`0" x 12`7"
4pc Bathroom	Second	9`0" x 5`1"

Room	Level	Dimensions
Office	Main	9`0" x 9`10"
Dining Room	Main	11`2" x 12`5"
Bedroom - Primary	Second	14`0" x 16`0"
Bedroom	Second	12`6" x 9`4"
5pc Ensuite bath	Second	10`1" x 10`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1212826

Remarks

Pub Rmks: **WELCOME to this beautiful dream home in the lovely family oriented neighbourhood of Bayview located in SW Airdrie. This property is perfect for those seeking both comfort and convenience with a quick access to Nose Creek School and shopping plazas. Step inside this air-conditioned haven . The main floor with its 9-foot ceiling and hardwood floor offers an open living room with a gas fireplace and large windows with plenty of natural light creating a warm atmosphere. Main floor also offers office room and half bath with quartz counters. The kitchen is chef's delight featuring a large central quartz island with SS appliances. The walk through pantry is ideal for storing your groceries and keeping them well organized. The spacious dinning area opens directly onto east facing backyard which offers a beautiful low maintenance deck to enjoy your barbecues in the summers. Upstairs, the primary bedroom is located at the rear of the home to enjoy the beautiful sunrises. The luxurious ensuite 5p bathroom offers a soaker tub, standing shower and a large double sink vanity with quartz top . 2 additional bedrooms on this floor along with the bonus room and 4p bathroom are perfect for a growing family. Also ,the convenient upper level laundry room makes the household chores easier. The unfinished basement with 4 large & bright windows and already roughed in bathroom plumbing , is ready for your creative touch. Don't miss an opportunity to call this stunning home your's. Hurry to book your private showing.**

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

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











