



THE
A-TEAM

**RE/MAX
FIRST**

1378 BAYVIEW Crescent, Airdrie T4B3N6

MLS®#: **A2165525**

Area: **Bayview**

Listing Date: **10/01/24**

List Price: **\$809,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,012**

Low Sqft:

Ttl Sqft: **2,012**

Lot Information

Lot Sz Ar: **3,702 sqft**

Lot Shape:

DOM

51

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Other

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Balcony**

Construction:

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, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	
4pc Bathroom	Second	
Bonus Room	Second	10`2" x 14`4"
5pc Ensuite bath	Second	
Bedroom	Second	10`7" x 10`7"

Room	Level	Dimensions
Bedroom - Primary	Second	14`5" x 12`6"
Dining Room	Main	11`0" x 13`4"
Living Room	Main	15`6" x 14`4"
Bedroom	Second	10`0" x 11`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2311886

R1-U

Remarks

Pub Rmks:

Situated in the family-friendly community of Bayview, you will find this beautiful BRAND-NEW Genesis Home, which is under construction and will be completed in June 2025. The Birchwood is a well-laid out 3 bedroom 2.5 bathroom home offering a bright, airy, open-concept main floor and a WALK-OUT Basement with 9' ceilings and a roughed-in bar. A sophisticated colour pallet greets you as you enter the home, offering 9' ceilings and vinyl floors that flow throughout the space. The kitchen will please the family's cook with its sleek stainless steel appliance package, central quartz island, and ample floor-to-ceiling cabinetry. Entertaining will be a breeze as the kitchen is open to the dining room and living room, which features a 50' linear fireplace that adds a touch of sophistication to the room. There's also an innovative tech space if the kids need to do some schoolwork. Completing the main level is a pantry, half bath and a functional mudroom off your 20'x22' garage with an 8' door, large enough to accommodate a truck. Venturing upstairs, you will find a sizeable primary suite featuring a walk-in closet, a spa-like bathroom with his and hers sinks, a soaker tub, and a stand-alone shower. The second and third bedrooms are a great size, and a lovely loft is the perfect space for movie nights. A four-piece bathroom and laundry room complete the upper level. When completing the home, the builder provides a full-width upper and lower deck with a gas line. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself! *Photos are from a previously built model. Colours and finishings may vary.

Inclusions:

Property Listed By:

Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator
eXp Realty

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

Birchwood
IN BAYVIEW
1378 Bayview Crescent

2,012 sq. ft.
3 Beds | 2.5 Baths

180+ Days Possession

Features

- Walkout
- 9" Foundation
- Full Width Concrete Pad with Decorative Pillars
- Smart Home Package
- Quartz or Granite throughout
- Kitchen Cabinets with 42" Upper
- Stainless Steel Appliance Package
- Vinyl Plank Flooring on Main
- Carpet and Vinyl Tile on the Upper Floor
- Laundry Sink
- Hot Lights in Bonus Room
- Increased Height of Garage Door to 8 Ft.
- Slack Wall in Bathing
- 50' Linear Electric Fireplace Featuring Tile
- Gas Line to BBQ
- Gas Line to Range
- Basement Wet Bar Rough In
- Front Landscaping

CONTACT INFO
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1378 Bayview Crescent

Lighting: Black
Cabinet Pulls: 2 1/4" "Birch" Maple w/ stainless grey island
Kitchen Cabinet Pulls: BPT348128000
Bathroom Cabinet Pulls: BPT348128105
Countertop Finish:
Kitchen Sink: Blanco Sigmat 1.8 Super Under
Bathrooms: Brookwood White Stone 9050
Full Shower surround: E-Maxx White 12x24 Matte
Floor Tile: Capree Dark Grey 12x24 Matte (upper levels)
Lift Aquafil - miscella (laundry)
Lift Aquafil Premium Soft Grey
Crown: 6x6 4x4 - Birch
Bathing Sinks: West Grey, White with Black, Black
Faucets: Oak Grove, Aqua, Mist, Gold Concept One
Jacks: 3/4" Birch 600 series
Door Profiles: Linden Series
Trim: New White - 1st Contemporary
Paint: Renewed White SW7556

MOOD BOARD: A visual representation of some selections to convey a general idea or feeling about your home.
DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors, and that everyone sees these colors differently.

Creating Moments
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