

**1015 BAYVIEW Crescent, Airdrie T4B 3N6**

MLS® #: **A2166054** Area: **Bayview** Listing Date: **10/01/24** List Price: **\$539,900**  
 Status: **Pending** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **1,539 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,450**  
 Low Sqft:  
 Ttl Sqft: **1,450**

DOM

**112**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Other**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**  
 Heating: **Forced Air** Flooring: **Carpet,Vinyl**  
 Sewer: Ext Feat: **Balcony,BBQ gas line** Water Source: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**  
 Int Feat: **Double Vanity,High Ceilings,Open Floorplan,Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`7" x 10`7"	Bedroom	Second	9`2" x 9`4"
Bedroom	Second	9`3" x 9`5"	Living Room	Main	19`6" x 13`1"
Flex Space	Second	7`7" x 9`5"	2pc Bathroom	Main	
4pc Ensuite bath	Second		4pc Bathroom	Second	

Legal/Tax/Financial

Title: Zoning:

**Fee Simple**

Legal Desc:

**R2-T**

**2311886**

Remarks

Pub Rmks:

**Genesis Builders introduces a new product - street-side luxury townhomes with NO CONDO FEES! The Opal spec townhome offers an attached double garage with rooftop patio and offers low-maintenance living. The thoughtfully designed home offers 1450 sq ft. plus an unfinished basement with 9' ceilings, ready for your ideas. On the main floor, you will find soaring 10'6" ceilings in the open-concept living space and large windows allowing natural light to flow through the space. The chef-inspired kitchen offers sleek cabinetry and stone counters and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, which is perfect for entertaining family and friends or keeping a watchful eye on the kids. Complimenting the main floor is a convenient half bath and mud room off the attached 20 x 22 garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a tiled shower and a lovely walk-in closet. Two additional bedrooms, a full bath, a flex room, a 4-piece bath and laundry complete the upper level. Enjoy spending time on your upper rooftop patio, which is situated above the garage and is an excellent space for entertaining. 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 the community has to offer for yourself! \*This is NOT an end unit. Photos are representative**

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**





**120+ Days Possession**

Customization

**GENESIS BUILDERS**

**Opal**  
IN BAYVIEW  
1015 Bayview Crescent SW

**1,450 sq. ft.**  
3 Beds | 2.5 Baths

**120+ Days Possession**

**Features**

- 9 ft Foundation
- Smart Home Package
- Quartz or Granite countertops in Kitchen, Master Ensuite and Main Bath
- Modern Kitchen
- Kitchen Cabinet Uppers to Ceiling
- Stainless Steel Appliance Package
- Gas Line to Kitchen Range
- Vinyl Plank Flooring on Main
- Electric Fireplace Featuring Tile
- Stub Wall to Railing
- Carpet and Vinyl Tile on the Upper Floor
- Flex Room
- Rooftop Patio
- Double Attached Rear Garage
- BBQ Gas Line
- Front Landscaping

**MAIN FLOOR**  
800 sq. ft.

**SECOND FLOOR**  
655 sq. ft.



