



THE
A-TEAM

**RE/MAX
FIRST**

1407 BAYVIEW Crescent, Airdrie T4B3N6

MLS®#: **A2166064** Area: **Bayview** Listing **10/01/24** List Price: **\$699,900**
 Status: **Active** County: **Airdrie** Date: Change: **-\$40k, 15-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2025** Abv Sqft: **2,085**
Lot Information Low Sqft:
 Lot Sz Ar: **3,476 sqft** Ttl Sqft: **2,085**
 Lot Shape:

DOM

81
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Other**
 Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Second	0`0" x 0`0"
Living Room	Second	14`0" x 13`0"	Bedroom - Primary	Second	13`1" x 12`8"
Bedroom	Second	11`0" x 10`0"	Bedroom	Second	11`0" x 10`0"
4pc Bathroom	Second	0`0" x 0`0"	Nook	Main	12`2" x 9`8"
Bonus Room	Second	11`0" x 12`8"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

2311886

Remarks

Pub Rmks:

Welcome to your dream home, brought to you by Genesis Builders! This stunning brand-new residence boasts over 2000 square feet of functional living space. As you step inside, you'll be greeted by an inviting, spacious foyer. The main floor layout seamlessly blends the kitchen, dining room, and living room, creating the perfect space for entertaining family and friends. A flex room on the main floor offers a practical space for work or play. Prepare to be wowed by the upgraded chef's kitchen, complete with 42" cabinetry, stone countertops, a central island, and a sleek SS appliance package. The main level also features a convenient mudroom just off the 20' x 22' garage, complete with an 8' garage door, making it easy to park a truck and have room for all your storage odds and ends. A 2-piece bath adds to the convenience of this level, while a walkthrough pantry provides ample storage for all your culinary needs. Upstairs, indulge in the extensive primary suite, featuring a walk-in closet and a SPA-LIKE bathroom boasting double sinks, a soaker tub, and a standalone shower. This level also hosts two additional bedrooms, and a conveniently located laundry room ensures that chores are a breeze, while a bonus room offers additional flexible living space for your family. Completing the upper level is a well-appointed 4-piece bath. The basement offers 9' ceilings and awaits your personal touch. With a SIDE ENTRANCE, the possibilities for customization and expansion are endless. Take advantage of the opportunity to call this exquisite Genesis Builders home your own. 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 the community offers for yourself! *Photos are representative of another built model. Finishings and Colours 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



- Possession**
- Features**
- Side Entrance
 - 9 ft Foundation
 - Smart Home Package
 - Lockers in Mud Room
 - Quartz or Granite Throughout
 - Kitchen Cabinets with 42" Upper
 - Stainless Steel Appliance Package
 - Gas Line to Kitchen Range
 - Vinyl Plank Flooring on Main
 - 50" Linear Electric Fireplace with Tile
 - Vinyl Plank on Main
 - Bonus Room with Tray Ceiling
 - Pot Lights in Bonus Room
 - Stub Wall to Railing
 - Carpet and Vinyl Tile on the Upper Floor
 - Increase Height of Garage Door to 8 Ft.
 - BBQ Gas Line
 - Front Landscaping









