



THE
A-TEAM

**RE/MAX
FIRST**

1407 BAYVIEW Crescent, Airdrie T4B3N6

MLS® #: **A2166064**

Area: **Bayview**

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

List Price: **\$739,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2025**
Lot Information
Lot Sz Ar: **3,476 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,085**
Low Sqft:
Ttl Sqft: **2,085**

DOM

50
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:
Lot Feat:
Park Feat:

**Other
Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, BBQ gas line**

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, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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: **2311886**

Zoning:
R1-U

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!**

Inclusions: **Dishwasher, Electric Range, Microwave, Range Hood, Refrigerator**
 Property Listed By: **eXp Realty**

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



