



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**958 BAYVIEW Rise, Airdrie T4B 5K3**

MLS®#: **A2166266**      Area: **Bayview**      Listing Date: **10/01/24**      List Price: **\$620,799**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Semi Detached (Half Duplex)**  
 City/Town: **Airdrie**  
 Year Built: **2024**  
Lot Information  
 Lot Sz Ar: **2,773 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard,Rectangular Lot**  
 Park Feat: **Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached**

DOM

**50**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey,Side by Side**  
Parking  
 Ttl Park: **2**  
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **BBQ gas line,Courtyard,Rain Gutters**  
 Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Ceramic Tile,Vinyl,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`6" x 17`1"</b>	<b>Family Room</b>	<b>Upper</b>	<b>15`2" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 13`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`11" x 10`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>8`11" x 5`0"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`0" x 5`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>19`1" x 13`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>15`2" x 10`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`10" x 5`8"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**2211081**

Remarks

Pub Rmks: **Step inside this stunning new home, never before lived in, situated in the tranquil neighborhood of Southwest Airdrie, where comfort and style harmonize effortlessly. This captivating residence features three generously sized bedrooms on the upper floor, with the primary bedroom have a 4 piece ensuite bathroom and walk-in closet for added convenience. Additionally, there's an additional pristine 4-piece bathroom on the upper level, ensuring optimal comfort for family and guests alike. The heart of the home lies within the inviting kitchen, adorned with high-quality stainless-steel appliances and a captivating quartz-topped island, ideal for culinary endeavors and casual dining alike. Flowing seamlessly from the kitchen are the interconnected living, dining, and family rooms, creating an open and inviting atmosphere perfect for both everyday living and hosting memorable gatherings. Whether unwinding after a long day or entertaining guests, this home offers the perfect blend of functionality and elegance. While the basement remains unfinished, it features a separate entrance and plumbing rough-ins, offering endless possibilities for customization. Don't miss this incredible opportunity to make this exquisite home yours and experience the epitome of modern living in Southwest Airdrie. NOTE: Builder will provide home warranty.**

Inclusions: **None**  
Property Listed By: **MaxWell Central**

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









