



THE
A-TEAM

**RE/MAX
FIRST**

954 BAYVIEW Rise, Airdrie T4B 5K3

MLS®#: **A2168799**

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:
Park Feat:

Back Yard,Rectangular Lot
Concrete Driveway,Garage Door Opener,Garage Faces Front,Single Garage Attached

DOM

63
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,Vinyl,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Vinyl Windows,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	12`9" x 17`5"
Bedroom	Upper	9`11" x 10`11"
4pc Ensuite bath	Upper	9`1" x 5`1"
2pc Bathroom	Main	5`6" x 5`1"
Kitchen	Main	15`2" x 10`1"
Mud Room	Basement	11`2" x 5`8"

Room	Level	Dimensions
Bedroom	Upper	9`1" x 13`3"
Family Room	Upper	15`4" x 13`6"
4pc Bathroom	Upper	9`1" x 5`1"
Foyer	Main	7`9" x 9`11"
Living Room	Main	19`3" x 13`6"

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.**

Inclusions: **N/A**
Property Listed By: **MaxWell Central**

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









