



THE
A-TEAM

**RE/MAX
FIRST**

734 BAYVIEW HILL, Airdrie T4B 5M4

MLS®#: **A2169303**

Area: **Bayview**

Listing Date: **09/28/24**

List Price: **\$589,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **2,702 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard,Rectangular Lot**
Park Feat: **Parking Pad**

DOM

53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Yard**

Construction: **Concrete,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,Kitchen Island,No Animal Home,No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`10" x 10`3"
Kitchen	Main	15`0" x 12`10"
Bedroom	Upper	9`11" x 9`3"
Walk-In Closet	Upper	9`4" x 5`7"
Pantry	Main	5`1" x 2`11"
2pc Bathroom	Main	5`5" x 4`11"
4pc Bathroom	Upper	9`2" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`5" x 12`2"
Bedroom - Primary	Upper	13`4" x 12`3"
Bedroom	Upper	9`11" x 9`3"
Laundry	Upper	5`5" x 3`3"
Foyer	Main	5`5" x 4`10"
3pc Ensuite bath	Upper	10`8" x 4`11"

Title:
Fee Simple
 Legal Desc:

Zoning:
R1-L0

2310879

Remarks

Pub Rmks: **Beautiful, Brand-New 3-Bedroom Home in Bayview, Airdrie - Modern Living at Its Best! Discover this never-lived-in 2-storey home, offering 3 spacious bedrooms, 2.5 bathrooms, and over 1,570 sq. ft. of thoughtfully designed living space in the highly sought-after Bayview community of Airdrie. The home's bright south-facing front bathes the main living areas in natural light throughout the day, creating an inviting atmosphere for you and your family. Step into the open-concept main floor, featuring durable luxury vinyl plank (LVP) flooring, perfect for busy households. The gourmet kitchen is equipped with quartz countertops, full-height cabinetry with risers, stainless steel appliances, and a sleek built-in range hood, ideal for both everyday cooking and entertaining. The spacious dining area and adjacent sunlit living room make family gatherings a breeze, while the north-facing backyard provides a cool, shaded retreat for relaxing, gardening, or outdoor dining during the warmer months. Upstairs, the master suite is your personal oasis, complete with a 4-piece ensuite and a walk-in closet. Two additional generously sized bedrooms and a full 3-piece bathroom provide comfort and privacy for family members or guests. The upper level also features a conveniently located laundry room for added ease. The unfinished basement with large windows offers limitless potential to customize the space as a future family room, home gym, office, or additional bedroom. Rough-ins for plumbing are in place, making it easy to add value in the future. Located in the picturesque Bayview community, known for its lush parks, vibrant playgrounds, and tranquil running water stream, this home is perfect for families seeking outdoor recreation and serenity. Plus, you'll enjoy the convenience of being just 10 minutes from CrossIron Mall and 15 minutes from Calgary International Airport, offering easy access to shopping, dining, and travel. As a special bonus, the builder is offering a complimentary Smart Home Package. This package includes a smart thermostat for efficient climate control, a video doorbell, smart locks, all of which can be controlled remotely for added convenience and security. This property is vacant and available for quick possession, allowing you to move in and start making it your own right away. With modern upgrades and a prime location, this home offers exceptional value. Don't miss out—schedule your private tour today and experience everything this stunning property has to offer!**

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

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









