



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**982 BAYVIEW Rise, Airdrie T4B0R7**

MLS®#: **A2169955**

Area: **Bayview**

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

List Price: **\$594,999**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 28-Oct**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half**

**Duplex)**

Finished Floor Area

City/Town:

**Airdrie**

Abv Sqft:

**1,712**

Year Built:

**2023**

Low Sqft:

Ttl Sqft:

**1,712**

Lot Information

Lot Sz Ar:

**2,777 sqft**

Lot Shape:

DOM

**63**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Interior Lot**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**

Int Feat:

**Built-in Features,Kitchen Island,Quartz Counters**

Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`6" x 9`1"</b>
<b>Mud Room</b>	<b>Main</b>	<b>8`4" x 5`10"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>10`3" x 5`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 11`5"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>16`7" x 14`7"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 12`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`6" x 14`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>5`0" x 7`0"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>5`0" x 14`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 10`4"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 14`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2211081**

Zoning:  
**R2**

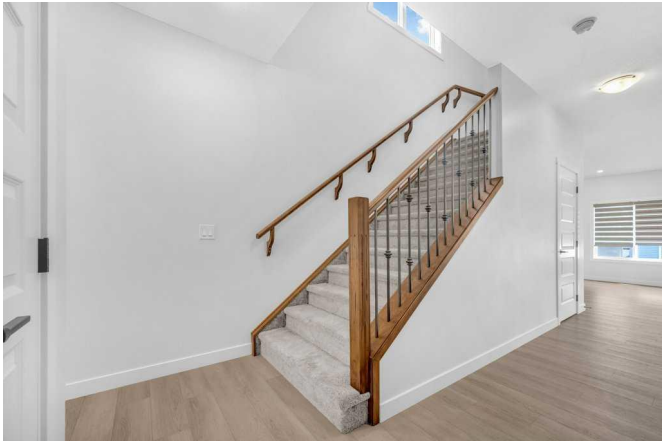
Remarks

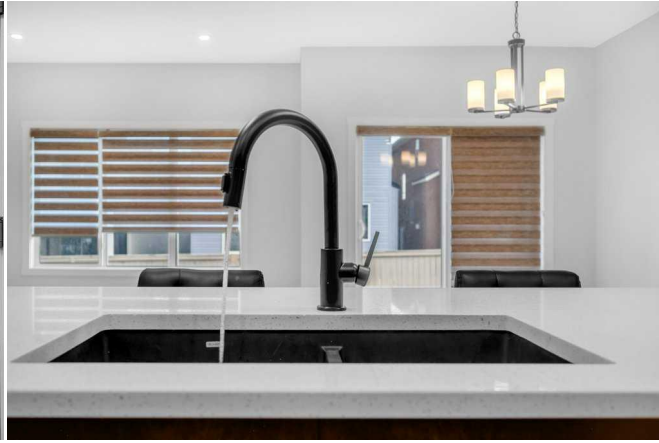
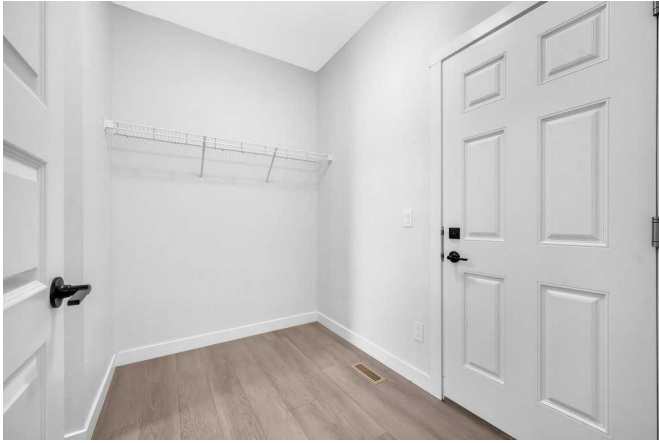
Pub Rmks: **Live in Airdrie's most desirable & sought-after neighborhood, Bayview! Less than 50 meters to the park/playground! A newly built home with plenty of room for the whole family. Enjoy the bright main floor with spacious living and dining open space. The kitchen has sophisticated finishings with quartz counters, upgraded stainless-steel appliances like chimney hood fan, built in microwave, a 3 door ice maker refrigerator, and soft-close drawers that reach to the ceiling. Off the kitchen is the large mudroom, and walk-through pantry with direct access to the Double attached Garage. Upstairs, you will find 3 large bedrooms, bonus room and convenient second floor laundry, At the front of the house is the generously sized Master bedroom, which has its own ensuite with double sinks and a walk-in closet. The two additional bedrooms, both a good size, provide more room for a growing family, 4-piece bathroom and an upper laundry room complete this upper level. This home has QUARTZ COUNTERS everywhere, 9' knockdown main floor ceilings, designer lights, including pot lights, upgraded backsplash and craftsmanship. Overall, there are tons of upgrades in this home. undeveloped basement has rough ins for plumbing and awaits your creative ideas for future development and potential for secondary suite upon city approval. There's no separate entrance to the basement, but it can be easily done at a reasonable cost as the seller has already checked with the contractor and can provide you with the contractor number. Book your showing today with your favorite Realtor!!**

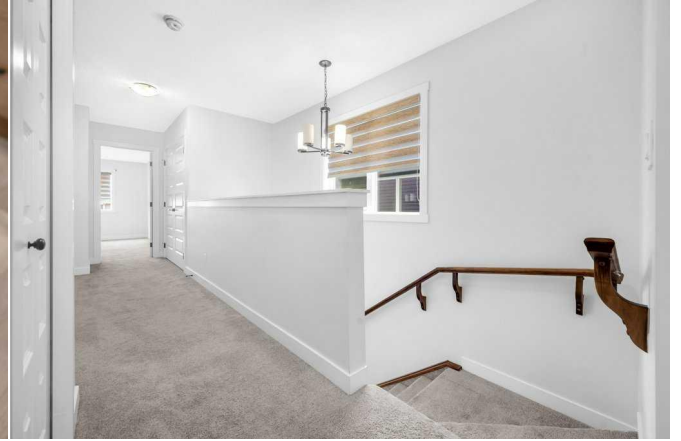
Inclusions:  
Property Listed By: **N/A  
RE/MAX iRealty Innovations**

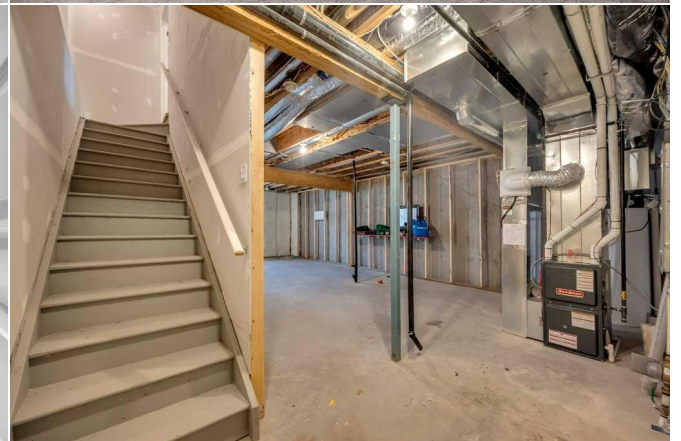
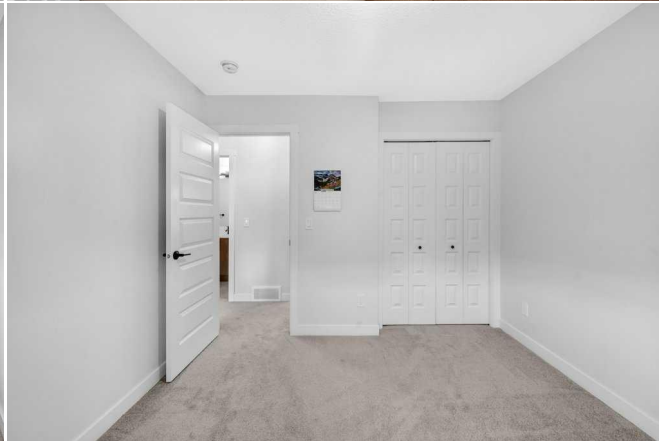
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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