



THE
A-TEAM

**RE/MAX
FIRST**

834 BAYVIEW Terrace, Airdrie T4B 5M5

MLS® #: **A2170048**

Area: **Bayview**

Listing Date: **10/02/24**

List Price: **\$609,900**

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: **3,261 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,750**
Low Sqft:
Ttl Sqft: **1,750**

DOM

80
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

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

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	13`6" x 7`0"	Living Room	Main	14`9" x 11`6"
Kitchen	Main	13`6" x 9`6"	Foyer	Main	8`4" x 7`11"
Mud Room	Main	7`0" x 5`0"	Pantry	Main	5`0" x 3`11"
Bedroom - Primary	Upper	13`4" x 12`0"	Bedroom	Upper	11`5" x 9`3"
Bedroom	Upper	15`3" x 9`3"	Bedroom	Main	10`2" x 9`6"
Walk-In Closet	Upper	9`3" x 4`5"	Laundry	Upper	9`0" x 5`8"
3pc Bathroom	Main	10`1" x 5`3"	4pc Bathroom	Upper	9`3" x 4`11"

4pc Ensuite bath

Upper

11`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

2310879

Zoning:
R1-L

Remarks

Pub Rmks:

This beautifully designed 1750 sq.ft., 4-bedroom, 3-bathroom home in the peaceful Bayview Community of Airdrie offers modern comforts and a serene atmosphere. Just a short walk from scenic pathways and a tranquil stream, this home is perfect for families who appreciate both style and practicality, enhanced by a complimentary Smart Home Package for added convenience. As you enter the home, a large foyer creates an immediate sense of space and warmth. The main floor features a bright front bedroom, along with a full bathroom with a standing shower—perfect for visiting guests or as a home office. The open-concept living and dining area flows effortlessly into the north-facing gourmet kitchen, which is equipped with upgraded stainless steel appliances, a large island, and quartz countertops. The big walk-in pantry offers abundant storage, while the adjacent mudroom provides extra space for coats, shoes, and access to the backyard. Upstairs, the spacious master bedroom is a true retreat, complete with a luxurious 4-piece ensuite featuring double quartz vanities, a standing shower, and a large walk-in closet. Two additional bedrooms, another full bathroom, and a convenient laundry room round out the upper floor, making it a functional and stylish living space for the whole family. Seller is going to install washer & dryer soon. The back lane provides easy access, and the home includes plans for a concrete pad for a double garage. The sunshine-filled unfinished basement, featuring a separate entrance and rough-in plumbing for a future bathroom, offers limitless potential for customization as additional living space, a rental suite subject to approval and permitting by the city of Airdrie or a recreational area. The Smart Home Package ensures that your new home is equipped with the latest in home automation technology, providing security, efficiency, and peace of mind. Ready for immediate possession and covered under the New Home Warranty, this home is the perfect choice for families seeking a comfortable and modern lifestyle. The Bayview community offers scenic parks, playgrounds, and peaceful walking trails just steps from your door.

Inclusions:
Property Listed By:

N/A
MaxWell Central

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









