



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2149 BAYVIEW Drive, Airdrie T4B 5N3**

MLS®#: **A2171829**

Area: **Bayview**

Listing Date: **10/08/24**

List Price: **\$518,500**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,125**  
Low Sqft:  
Ttl Sqft: **1,125**

DOM

**106**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,000 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Front Yard,Low Maintenance Landscape,Level**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Mixed**  
Flooring: **Carpet,Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

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

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311886**

Zoning:  
**R2-T**

Remarks

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Pub Rmks: **Welcome to the Old Castle Model. McKee's beautiful well designed street town homes with no condo fees! This well designed townhome is ideal for first time home buyers or even as an investment. This lovely interior unit comes with 3 bedroom and 2.5 bathrooms with spacious rooms and tons of natural light to accompany all the spaces. Each unit includes a double detached rear garage. The units are currently under construction with a proposed completion date of mid December. You can call your favorite realtor or visit our Bayview show home for more info.**

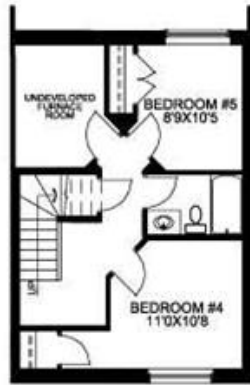
Inclusions: **NA**  
Property Listed By: **Manor Real Estate Ltd.**

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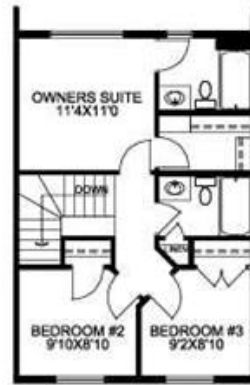
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**



MAIN FLOOR PLAN



OPT'L LOWER DEV  
400 SQ.FT.



UPPER FLOOR PLAN

**OLD CASTLE**  
2149 BAYVIEW DRIVE