



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1309 BAYVIEW Point, Airdrie T4B 5K2**

MLS®#: **A2171876**

Area: **Bayview**

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

List Price: **\$739,900**

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: **3,228 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,166**  
Low Sqft:  
Ttl Sqft: **2,166**

DOM

**43**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Street Lighting,Rectangular Lot**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Garage Control(s),Gas Range,Humidifier,Microwave,Range Hood,Washer/Dryer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Sump Pump(s),Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Foyer	Main	9`3" x 11`0"
Living Room	Main	12`6" x 13`4"
4pc Bathroom	Second	10`11" x 5`3"
Bedroom	Second	11`4" x 12`0"
Laundry	Second	5`11" x 5`11"
Office	Second	5`9" x 6`0"
Walk-In Closet	Second	10`6" x 5`9"

Room	Level	Dimensions
Dining Room	Main	10`7" x 13`4"
Kitchen	Main	18`10" x 11`7"
Mud Room	Main	10`5" x 5`4"
5pc Ensuite bath	Second	10`6" x 11`9"
Bedroom	Second	11`4" x 12`0"
Bonus Room	Second	16`11" x 13`10"
Bedroom - Primary	Second	12`0" x 13`8"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R-1**

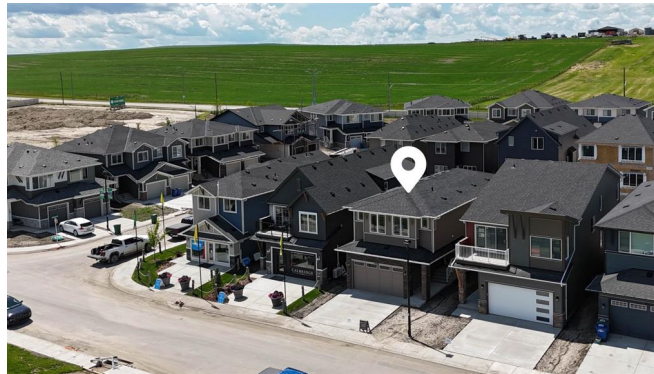
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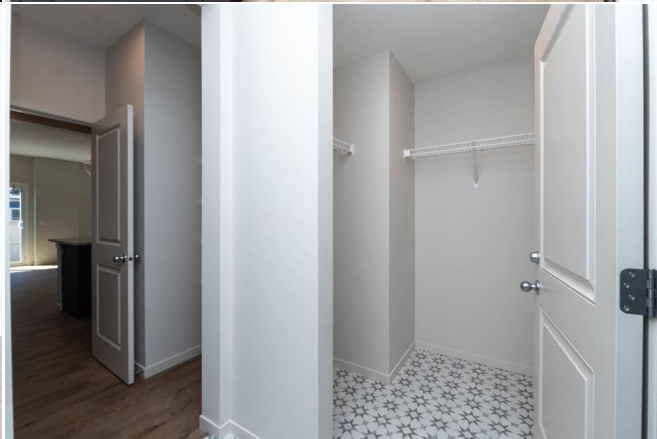
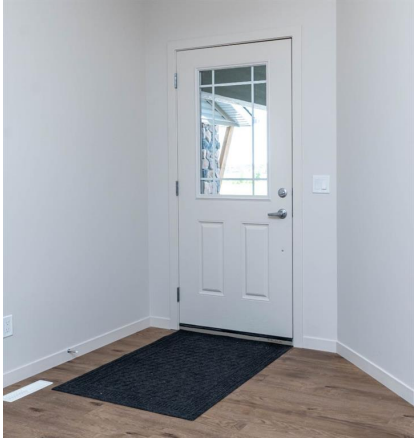
Remarks

Pub Rmks: **Welcome to your dream home in the tranquil community of Bayview, Airdrie. This exquisite 2-storey residence, with a double front garage, offers a picturesque view of lush green space and is surrounded by parks, canals, and tennis courts. The home features 3 bedrooms, 2.5 bathrooms, a tech room, and a spacious bonus room, ideal for family living. The modern kitchen is a chef's delight, boasting a gas range, chimney-style hood fan, water and ice refrigerator, built-in microwave, and dishwasher, all in sleek stainless steel, complemented by contemporary lighting throughout. Expansive windows on the main and upper floors bathe the home in natural light, enhancing the warm and inviting atmosphere. With 9-foot ceilings on both the main floor and the basement, the space feels open and airy. The basement, with its side entrance and large windows, presents endless possibilities for future development. Enjoy the vibrant, family-friendly community of Bayview, with its extensive outdoor recreational opportunities. Don't miss the chance to own this stunning home in one of Airdrie's most sought-after neighborhoods. Schedule your private viewing today!**

Inclusions:  
Property Listed By: **None**  
**MaxWell Central**

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















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