



THE
A-TEAM

**RE/MAX
FIRST**

208 BAYVIEW Street, Airdrie T4B 4G2

MLS®#: **A2173974**

Area: **Bayview**

Listing Date: **10/18/24**

List Price: **\$849,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2016**

Finished Floor Area

Abv Sqft: **2,851**

Low Sqft:

Ttl Sqft: **2,851**

Lot Information

Lot Sz Ar: **4,144 sqft**

Lot Shape:

DOM

10

Layout

Beds: **7 (5 2)**

Baths: **4.0 (4 0)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Stucco,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Electric Range,Built-In Oven,Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat: **Ceiling Fan(s),Chandelier,Double Vanity,Granite Counters,Kitchen Island,Pantry,Separate Entrance,Skylight(s),Tray Ceiling(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
3pc Bathroom	Main	8`3" x 5`0"
Dining Room	Main	15`1" x 9`10"
Foyer	Main	9`7" x 4`1"
Living Room	Main	13`6" x 13`3"
4pc Bathroom	Upper	9`0" x 5`0"
Bedroom	Upper	12`6" x 9`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`2" x 10`11"
Family Room	Main	18`6" x 15`3"
Kitchen	Main	15`7" x 14`5"
Spice Kitchen	Main	6`6" x 7`11"
5pc Ensuite bath	Upper	12`5" x 10`10"
Bedroom	Upper	10`0" x 13`3"

Bedroom	Upper	14`5" x 14`8"	Laundry	Upper	8`11" x 5`8"
Bedroom - Primary	Upper	16`4" x 15`5"	Walk-In Closet	Upper	5`0" x 5`8"
Walk-In Closet	Upper	12`5" x 5`0"	Walk-In Closet	Upper	5`0" x 4`11"
4pc Bathroom	Basement	11`0" x 5`0"	Bedroom	Basement	12`9" x 12`6"
Bedroom	Basement	11`0" x 13`5"	Game Room	Basement	27`9" x 18`10"
Storage	Basement	11`0" x 7`6"	Furnace/Utility Room	Basement	10`4" x 5`11"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **1611172**

Remarks

Pub Rmks: **Welcome to your future sanctuary! Nestled in the sought-after neighborhood of BAYVIEW, this stunning 7-bedroom, 4- washroom detached house with STUCCO siding offers the perfect blend of modern elegance and comfortable living. Prepare to be impressed as you step into this exceptional property. Exhibiting many upgrades including the white cabinetry, GRANITE countertop, CHIMNEY hood fan and top of the line stainless steel appliances. The main floor offers a 3PC full washroom conveniently located beside a full bedroom/den, 9 FT CEILING height with 8FT DOORS throughout. HARDWOOD flooring with an open concept MODERN kitchen that has its own island and a SPICE KITCHEN with a GAS stove. Upstairs, there is a spacious bonus area with SKYLIGHTS, 4 good-sized bedrooms all with their spacious walk-in closets and two full washrooms in total. The master bedroom with VAULTED ceiling and double door entry has its own 5-piece ensuite and a spacious walk-in closet. There are 3 more extended bedrooms that are spacious for the kids to have their own space. The laundry room is conveniently located at this level as well. There is a deck and a landscaped/fenced backyard for added privacy. The fully FINISHED basement has its own SIDE ENTRANCE, 2 good-sized bedrooms that share a 3 PC washroom, and a spacious rec/living room. The house is close to many amenities such as schools, parks and commercial plazas. Check out the 3D tour or book a private tour.**

Inclusions: **N/A**
 Property Listed By: **URBAN-REALTY.ca**

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









