



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1466 BAYVIEW Point, Airdrie T4B3N8**

MLS®#: **A2174362**

Area: **Bayview**

Listing Date: **10/21/24**

List Price: **\$749,900**

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: **3,306 sqft**  
Lot Shape:

Access:

Lot Feat: **Back Yard**  
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,199**

Low Sqft:

Ttl Sqft: **2,199**

DOM

**61**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**  
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>12`3" x 14`10"</b>
<b>Den</b>	<b>Main</b>	<b>5`6" x 8`6"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`3" x 14`5"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 11`0"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>12`9" x 11`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>13`3" x 14`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 11`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**2211081**

Remarks

Pub Rmks: **Welcome to the Nora II by Calbridge Homes, a stunning 3-bedroom, 2.5-bathroom two-story home designed for modern living. Step inside to an impressive open-to-above foyer that leads into a spacious open-concept main floor. The kitchen is a chef's dream, featuring a large island with quartz countertops and a convenient walk-through pantry connecting to the double attached garage. The great room boasts an elegant electric fireplace, perfect for cozy evenings, while a main floor den offers the ideal space for work or relaxation. Upstairs, a generous bonus room awaits, along with the luxurious primary bedroom complete with a 5-piece ensuite, including a double vanity, separate shower, soaker tub, and walk-in closet. Two additional bedrooms complete the upper level, offering comfort and style for the whole family. Photos are representative.**

Inclusions: **N/A**  
Property Listed By: **Bode Platform Inc.**

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









