



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 BAYVIEW Way, Airdrie t4b 5c7**

MLS®#: **A2175676**

Area: **Bayview**

Listing Date: **10/27/24**

List Price: **\$700,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2018**  
Lot Information  
Lot Sz Ar: **3,444 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,057**  
Low Sqft:  
Ttl Sqft: **2,057**

DOM

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

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Front Yard,Lawn,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Balcony,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave,Range Hood,Refrigerator,Window Coverings**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Pantry,Stone Counters,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>7`5" x 12`10"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 12`0"</b>
<b>Mud Room</b>	<b>Main</b>	<b>4`1" x 10`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 13`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`0"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>11`0" x 13`7"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>13`0" x 15`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>8`4" x 12`0"</b>
<b>Office</b>	<b>Main</b>	<b>8`0" x 8`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`0" x 10`1"</b>
<b>Laundry</b>	<b>Upper</b>	<b>7`8" x 8`7"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`10" x 5`6"</b>

5pc Ensuite bath  
Family Room  
Storage

Upper  
Basement  
Basement

9`0" x 11`0"  
13`0" x 22`8"  
4`1" x 19`6"

4pc Bathroom  
Game Room

Upper  
Basement

8`0" x 9`0"  
8`6" x 14`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1711436**

Remarks

Pub Rmks:

**BEST VALUE UNDER \$700,000 | AMAZING LOCATION! STEPS FROM THE CANAL | DEVELOPED BASEMENT |** Welcome to your dream home in the highly sought-after community of Bayview! This impressive 3-bedroom, 2.5-bathroom home boasts over 3,000 sq ft of living space, situated just steps away from the picturesque canal and inviting walking paths. As you step inside, you'll be captivated by the bright and airy open layout of the main floor. The modern kitchen serves as the heart of the home, featuring stunning quartz countertops and a custom honeycomb full-height backsplash. It comes fully equipped with high-end stainless steel appliances, including a gas range, built-in microwave, French door refrigerator, and dishwasher. With plenty of cabinets, pot drawers, and a convenient walk-through pantry, this kitchen is both functional and stylish. The spacious living room invites relaxation with its cozy gas fireplace, while the dedicated office space is perfect for those working from home or for homework sessions after school. From the dining room, you can easily step out onto the south-facing deck, where you can enjoy sun-drenched afternoons. A stylish half bath rounds out the main level, enhancing the home's convenience. Heading upstairs, you'll find three generously sized bedrooms, including a luxurious primary suite that features a walk-in closet and an en suite bathroom. This level also offers an additional full bathroom, a laundry room, and brand new laminate flooring throughout. The large bonus room provides a versatile space, perfect for family gatherings or a cozy movie night. The fully developed basement adds even more possibilities, featuring a media room that is hardwired for speakers, making it ideal for entertaining. There's also additional storage and room for future enhancements, including a future washroom. Completing this exceptional home is a double attached garage, which is wired for EV charging and offers ample additional storage space. Don't miss the opportunity to own this stunning home in a fantastic location. Schedule your viewing today!

Inclusions:  
Property Listed By:

**N/A**  
**RE/MAX First**

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

















