



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**27 BAYVIEW Circle, Airdrie T4B 4H2**

MLS®#: **A2177279**

Area: **Bayview**

Listing Date: **11/04/24**

List Price: **\$619,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 21-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **3,487 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,807**  
Low Sqft:  
Ttl Sqft: **1,807**

DOM

**29**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn**  
Park Feat: **Single Garage Detached**

Parking

Ttl Park: **3**  
Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Oven-Built-In,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Open Floorplan,Pantry**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Living Room	Main	11`9" x 15`2"
Foyer	Main	7`7" x 8`8"
Bedroom	Second	10`8" x 13`2"
Laundry	Second	4`0" x 4`0"
3pc Bathroom	Second	4`11" x 10`9"

Room	Level	Dimensions
Kitchen	Main	14`4" x 12`6"
Dining Room	Main	8`7" x 11`6"
Bedroom - Primary	Second	15`7" x 12`10"
Bedroom	Second	9`11" x 11`2"
4pc Bathroom	Second	10`8" x 4`11"
Family Room	Second	16`10" x 11`10"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

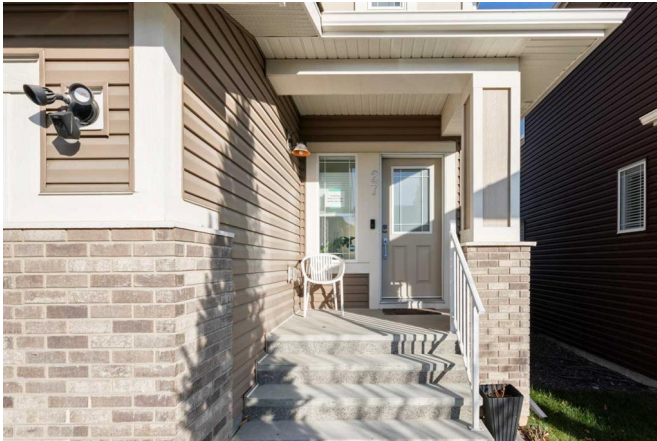
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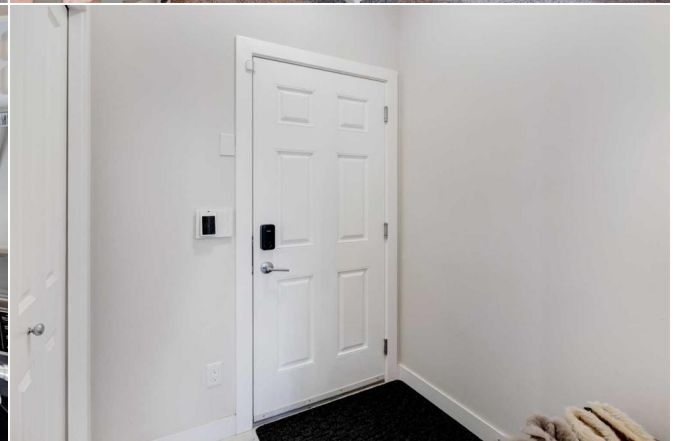
Remarks

Pub Rmks: **Welcome to this well-maintained family home in the community of Bayview. With just over 1800 sqft and an attached oversized single-car garage this could be the home for your family. Some of the great features include laminate flooring on the main floor and quartz countertops throughout. The open main floor features 9 ft ceilings, large mudroom, grey cabinets, stainless steel appliances package with built-in wall oven, pantry & a GAS fireplace in the great room. Upstairs has a large master bedroom with a beautiful ensuite, tiled shower and walk-in closet. The other 2 bedrooms are spacious, the bonus room is bright and centrally located and you will love the second-floor laundry room. Don't wait, book your privet tour now!**

Inclusions:  
Property Listed By: **N/a**  
**Century 21 PowerRealty.ca**

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





27 Bayview Cir SW, Airdrie, AB

Main Floor Exterior Area 777.83 sq ft  
Interior Area 712.24 sq ft  
Excluded Area 259.63 sq ft



PREPARED: 2024/1/15/1

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

27 Bayview Cir SW, Airdrie, AB

2nd Floor Exterior Area 1030.83 sq ft  
Interior Area 953.35 sq ft



PREPARED: 2024/1/15/1

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27 Bayview Cir SW, Airdrie, AB

Basement (Below Grade) Exterior Area 705.52 sq ft  
Interior Area 624.74 sq ft



PREPARED: 2024/1/15/1

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



