



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**391 BAYVIEW Way, Airdrie T4B 4G1**

MLS®#: **A2179787**

Area: **Bayview**

Listing Date: **11/19/24**

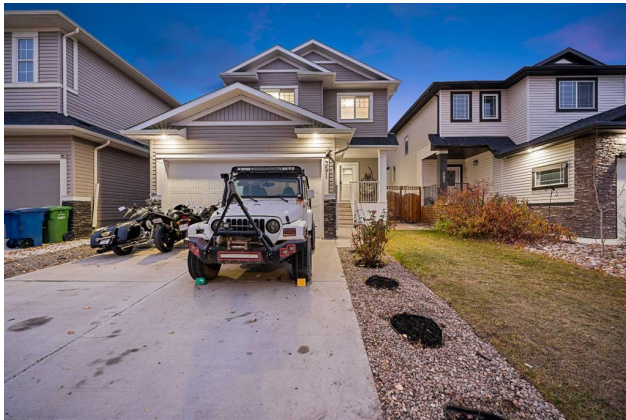
List Price: **\$674,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2016**  
Lot Information  
Lot Sz Ar: **3,919 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,933**

Low Sqft:

Ttl Sqft: **1,933**

DOM

**2**

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Double Garage Attached,Front Drive**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Gas Stove,Refrigerator,Washer/Dryer**  
Int Feat: **Kitchen Island,Open Floorplan,Pantry,Quartz Counters,See Remarks,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`4"</b>	<b>Den</b>	<b>Main</b>	<b>18`8" x 9`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`0" x 8`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`0" x 13`9"</b>
<b>Living Room</b>	<b>Main</b>	<b>13`1" x 18`2"</b>	<b>4pc Bathroom</b>	<b>Second</b>	<b>8`11" x 5`1"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>9`11" x 9`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`5" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`3" x 9`11"</b>	<b>Family Room</b>	<b>Second</b>	<b>16`2" x 18`0"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`8" x 14`1"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>10`1" x 5`6"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>8`11" x 4`11"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 13`0"</b>

<b>Kitchen</b>	<b>Basement</b>	<b>10`1" x 7`8"</b>	<b>Family Room</b>	<b>Basement</b>	<b>11`7" x 13`7"</b>
<b>Den</b>	<b>Basement</b>	<b>10`1" x 6`6"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`9" x 8`1"</b>
Legal/Tax/Financial					

Title:	Zoning:
<b>Fee Simple</b>	<b>R1</b>
Legal Desc:	<b>1612574</b>

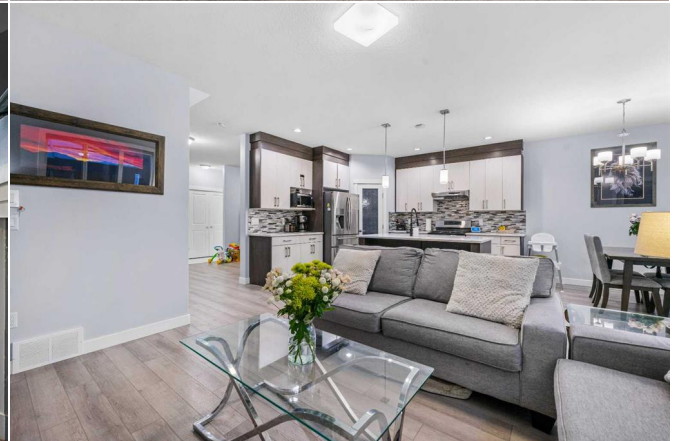
Remarks

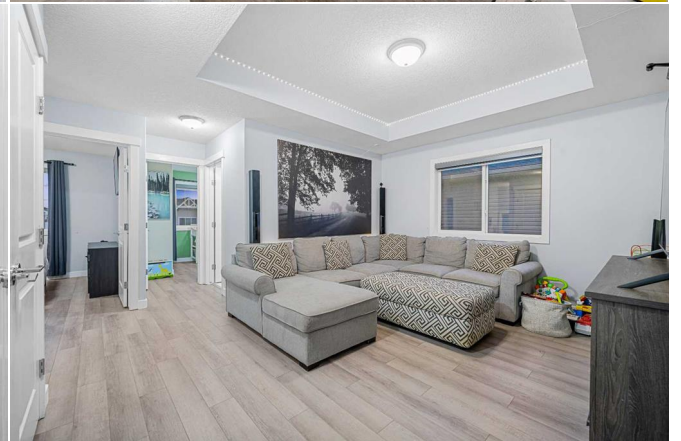
Pub Rmks: **Discover this delightful 2-story, superbly maintained family home in the charming Bayview community. This property offers 2,742.27 sq. ft. of spacious living space with an open-concept floor plan, featuring 4 bedrooms, 3.5 bathrooms, a fully developed illegal basement suite plus a convenient 2-car garage and large driveway. The main floor includes a welcoming foyer, a cozy living room with a gas fireplace, and a modern open-concept kitchen integrated with a dining area, perfect for family gatherings. The kitchen is equipped with quartz countertops, a gas range, stainless steel appliances, and a walk-in pantry. Enjoy seamless access from the dining area to a deck with a BBQ setup, overlooking a fully fenced and landscaped backyard—ideal for entertaining. Upstairs, you'll find a versatile bonus room and a serene master bedroom boasting an ensuite with a jetted tub, an enclosed glass shower, double sinks, and a walk-in closet. Additionally, there are two more bedrooms and a full bathroom on this level. A highlight of this home is the fully developed illegal suite in the basement, which features its own separate SIDE ENTRANCE. This suite comes with a 9 ft ceiling, a bedroom, an office or small kids' room, a full kitchen, a living room, separate laundry, and a 4-piece bathroom—offering an excellent opportunity for extended family living or rental potential. Situated in a convenient, friendly neighborhood, you're within walking distance of exceptional schools such as Nose Creek Elementary School and Croxford High School, along with parks, paths, and various amenities. Located just twenty-five minutes from the City of Calgary, this property is perfect for first-time home buyers or savvy investors. Call your favorite realtor today to experience this beautiful home for yourself.**

Inclusions: **There are 2 washers and 2 dryers included in total.**  
 Property Listed By: **eXp Realty**

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

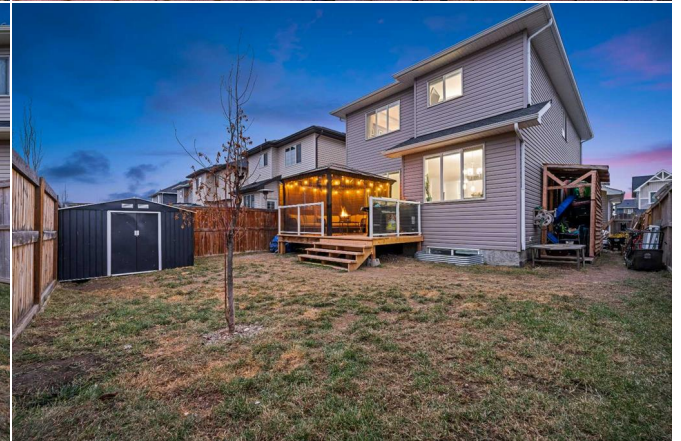
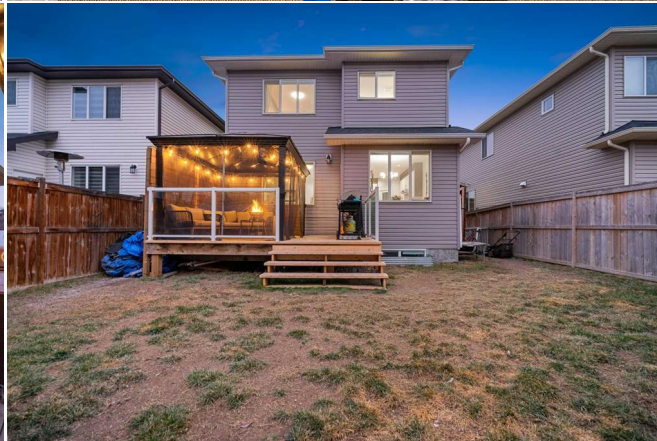
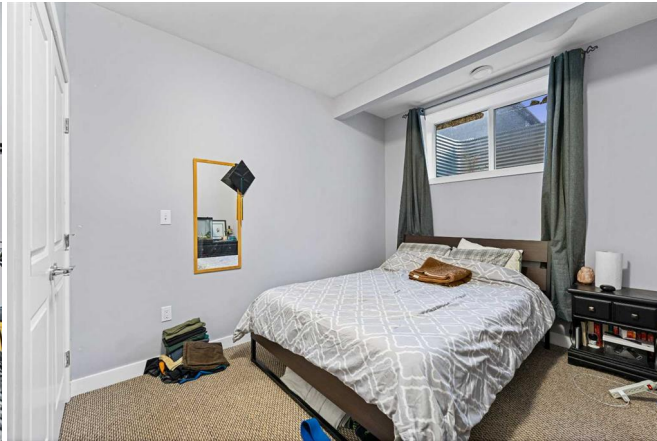












**391 Bayview Way SW, Airdrie, AB**

Main Floor Exterior Area 588.17 sq ft  
Excluded Area 431.58 sq ft



PREPARED: 2024/11/16



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.

**391 Bayview Way SW, Airdrie, AB**

2nd Floor Exterior Area 1049.78 sq ft



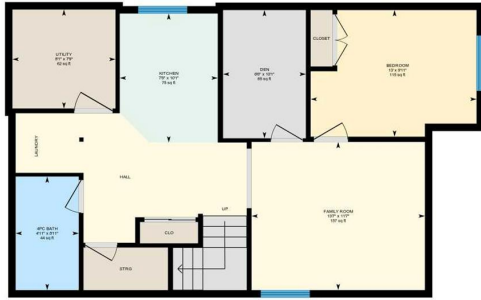
PREPARED: 2024/11/16



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391 Bayview Way SW, Airdrie, AB

Basement (Below Grade) Exterior Area 608.32 sq ft



PREPARED: 2024/11/16



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