



THE
A-TEAM

**RE/MAX
FIRST**

545 BAYVIEW Street, Airdrie T4B3N6

MLS® #: **A2180440**

Area: **Bayview**

Listing Date: **11/21/24**

List Price: **\$699,000**

Status: **Active**

County: **Airdrie**

Change: **-\$40k, 12-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **1,499**

Low Sqft:

Ttl Sqft: **1,499**

Lot Information

Lot Sz Ar: **3,799 sqft**

Lot Shape:

DOM

93

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **3**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot**
Park Feat: **Double Garage Detached,Parking Pad**

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,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"	Dining Room	Main	33`11" x 41`3"
Great Room	Main	45`11" x 45`11"	Bedroom - Primary	Second	39`4" x 44`3"
Bedroom	Second	33`8" x 30`7"	Bedroom	Second	35`10" x 30`7"
Bedroom	Suite	32`3" x 39`4"	Kitchen	Suite	40`9" x 31`2"
4pc Bathroom	Suite	0`0" x 0`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

2310879

Remarks

Pub Rmks:

Welcome to the Amery by Calbridge Homes, a beautifully designed 3+1 bedroom, 2.5+1 bathroom two-story home featuring a spacious double detached garage and a fully developed basement legal suite. The main floor showcases an L-shaped kitchen with 36" high upper cabinetry, a stylish tiled backsplash, sleek granite countertops, a stainless steel appliance package, and a convenient corner pantry. The upper level hosts three generous bedrooms, including the primary bedroom, as well as a dedicated laundry space. The 557 sq. ft. Lower level offers an additional bedroom, bathroom, and a cozy media area, perfect for guests. With thoughtful design and modern finishes, this home combines style and functionality in every detail.

Inclusions:
Property Listed By:

N/A
Bode

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











