



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**545 BAYVIEW Street, Airdrie T4B3N6**

MLS® #: **A2180440**

Area: **Bayview**

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

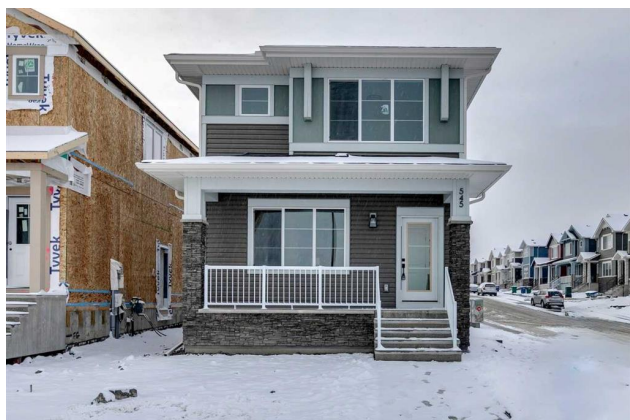
List Price: **\$738,900**

Status: **Active**

County: **Airdrie**

Change: **None**

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**

DOM

**61**  
Layout  
Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

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

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
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Second	0`0" x 0`0"
Great Room	Main	14`0" x 14`0"
Bedroom	Second	10`3" x 9`4"
Bedroom	Suite	9`10" x 12`0"
4pc Bathroom	Suite	0`0" x 0`0"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Dining Room	Main	10`4" x 12`7"
Bedroom - Primary	Second	12`0" x 13`6"
Bedroom	Second	10`11" x 9`4"
Kitchen	Suite	12`5" x 9`6"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2310879**

Zoning:  
**R1-L**

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**





