



THE
A-TEAM

**RE/MAX
FIRST**

802 BAYVIEW Terrace, Airdrie T4B3N7

MLS® #: **A2180460** Area: **Bayview** Listing Date: **11/25/24** List Price: **\$744,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **1,499**
Lot Information Low Sqft:
 Lot Sz Ar: **3,807 sqft** Ttl Sqft: **1,499**
 Lot Shape:

DOM

26
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** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None** 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,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	10`4" x 12`7"
Great Room	Main	14`0" x 14`0"	Bedroom - Primary	Second	12`0" x 13`6"
Bedroom	Second	10`3" x 9`4"	Bedroom	Second	11`0" x 9`4"
Bedroom	Suite	9`10" x 12`0"	Kitchen	Suite	12`5" x 9`6"
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 two-story home offering 3+1 bedrooms, 2.5+1 bathrooms, and a double detached garage. The main floor features an L-shaped kitchen with 36" high upper cabinetry, a stylish tiled backsplash, upgraded granite countertops, a stainless steel appliance package, and a convenient corner pantry. The upper level hosts three spacious bedrooms, including a primary bedroom with a walk-in closet illuminated by natural light and an ensuite with a tiled shower and backsplash. The developed walkout basement includes a 540 sq. ft. legal suite with an additional bedroom, bathroom, sitting area, kitchen, and laundry room, offering privacy and flexibility for extended family.**

Inclusions: **N/A**
Property Listed By: **Bode**

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











