



THE
A-TEAM

**RE/MAX
FIRST**

513 BAYVIEW Street, Airdrie T4B3N6

MLS®#: **A2181620**

Area: **Bayview**

Listing Date: **11/29/24**

List Price: **\$610,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,250 sqft**
Lot Shape:

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Parking Pad**

Finished Floor Area

Abv Sqft: **1,591**
Low Sqft:
Ttl Sqft: **1,591**

DOM

22
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

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

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"
Dining Room	Main	11`1" x 13`10"
Bedroom	Upper	9`6" x 10`4"
Bedroom - Primary	Upper	13`0" x 12`0"
Bedroom	Basement	11`7" x 9`3"

Room	Level	Dimensions
4pc Bathroom	Upper	0`0" x 0`0"
4pc Bathroom	Basement	0`0" x 0`0"
Great Room	Main	12`10" x 13`0"
Bedroom	Upper	9`6" x 10`4"
Bedroom	Basement	10`7" x 10`3"
Media Room	Basement	11`11" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

2310879

Remarks

Pub Rmks: **Welcome to the Irvine by Calbridge Homes, a stunning 3+2 bedroom, 2.5+1 bath home offering spacious, open-concept living with a full front porch and a back detached parking pad. The main floor boasts a bright and airy layout with a modern kitchen featuring a large island, perfect for entertaining, and an open-to-above staircase leading to the upper floor. Upstairs, you'll find three generously sized bedrooms, including a serene primary bedroom with a 4-piece ensuite, along with the convenience of upper-floor laundry. The fully developed basement extends the living space with two additional bedrooms, a full bathroom, and a versatile rec/media area, making this home ideal for families and hosting. Photos may be representative.**

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

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









