



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**356 BAYVIEW Way, Airdrie t4b4h4**

MLS®#: **A2183676**      Area: **Bayview**      Listing Date: **12/20/24**      List Price: **\$653,000**  
 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: **3,475 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,856**  
 Low Sqft:  
 Ttl Sqft: **1,856**

DOM

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

Parking

Ttl Park: **1**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Wood**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction:  
**Mixed**  
 Flooring:  
**Carpet, Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Upper	13`0" x 11`5"	Bedroom	Upper	11`2" x 10`2"
Bedroom	Upper	11`2" x 10`0"	Bedroom	Basement	9`0" x 13`0"
3pc Ensuite bath	Upper		3pc Bathroom	Upper	
Laundry	Upper		Bonus Room	Upper	11`5" x 10`0"
2pc Bathroom	Main		Living Room	Main	14`0" x 12`1"
Kitchen	Main	12`1" x 12`0"	3pc Bathroom	Basement	
Kitchen	Basement	11`2" x 8`0"	Living/Dining Room Combination	Basement	13`6" x 12`0"
Laundry	Basement		Dining Room	Main	11`0" x 11`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Zoning: **R1-U**  
 Legal Desc: **1612373**

Remarks

Pub Rmks: **Nestled in a peaceful community, Bayview is a thoughtfully designed neighborhood featuring scenic parks, winding paths, and tranquil ponds. This spacious two-story home, just under 1900 sqft, was built by Genesis. With great curb appeal and a prime location across from green space, you can relax in either your front or backyard. The home's inviting foyer is bright and open, with large windows and a dramatic open-to-below staircase. The open-concept layout of the kitchen, dining, and living areas is bathed in natural light, thanks to large windows. The kitchen is a true chef's dream, offering ample cabinet space, a large island, under-cabinet lighting, and a spacious walk-through pantry. Upstairs, you'll find a versatile flex space perfect for an office, additional entertainment area, or play zone, providing separation from the main living areas. The spacious master bedroom is complemented by an en-suite, walk-in closet, and convenient laundry room access - making laundry a breeze. Two additional generously-sized bedrooms, each with walk-in closets, share a well-appointed 3-piece bathroom. Outside, a large deck leads to a fully landscaped backyard with a garden box and another deck complete with a beautiful pergola. This home also boasts an attached oversized single-car garage and an extended driveway that can accommodate two additional parked cars. The basement is a finished legal suite with one bedroom, a walk-in closet, a bathroom, a full kitchen, and in-suite laundry. With its proximity to the canals, schools, and all the amenities Airdrie has to offer, this home is sure to impress!**

Inclusions: **Nest Thermostat, TV mount (1)**  
 Property Listed By: **URBAN-REALTY.ca**

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









