



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1454 BAYVIEW Point, Airdrie T4B 3N8**

MLS®#: **A2184323**

Area: **Bayview**

Listing Date: **03/21/25**

List Price: **\$649,900**

Status: **Active**

County: **Airdrie**

Change: **-\$30k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2023**

Finished Floor Area

Abv Sqft: **1,962**  
Low Sqft:  
Ttl Sqft: **1,962**

Lot Information

Lot Sz Ar: **3,229 sqft**  
Lot Shape:

DOM

**18**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,City Lot**  
Park Feat: **Double Garage Attached**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Central,High Efficiency,Fireplace(s),Floor Furnace,Natural Gas**

Construction: **Vinyl Siding,Wood Frame**

Sewer:  
Ext Feat: **Other**

Flooring: **Carpet,Ceramic Tile,Vinyl**

Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Oven,Electric Range,Electric Water Heater,Microwave,Refrigerator**  
Int Feat: **Built-in Features,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	14`4" x 11`11"
Bedroom	Second	12`2" x 11`11"
5pc Ensuite bath	Second	10`8" x 8`2"
2pc Bathroom	Main	4`11" x 4`7"
Kitchen	Main	11`5" x 10`3"
Laundry	Second	8`4" x 5`9"

Room	Level	Dimensions
Bedroom	Second	11`2" x 10`8"
Bonus Room	Second	12`7" x 11`11"
4pc Bathroom	Second	10`8" x 8`2"
Living Room	Main	16`4" x 11`1"
Dining Room	Main	11`11" x 9`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R2**

**2211081**

Remarks

Pub Rmks:

**Welcome to 1454 Bayview Point SW, nestled in the beautiful community of Bayview. Built in 2023 by Genesis, this well-maintained home offers nearly 2,000 sq. ft. of thoughtfully designed living space, featuring 3 bedrooms, a bonus room, and 2.5 bathrooms with numerous upgrades. Upon entering, you'll be greeted by 9-foot ceilings and a modern neutral color palette. The gourmet kitchen boasts quartz countertops, a massive island, and upgraded finishes, making it a culinary dream. Luxury vinyl flooring flows seamlessly throughout the main floor, enhancing both style and durability. The spacious living and dining area leads to a patio door, opening to your private backyard. Upstairs, the master bedroom serves as a tranquil retreat, complete with a luxurious 5-piece ensuite featuring quartz countertops, a free-standing tub, a separate shower, and a walk-in closet. Two additional bedrooms, each with their own walk-in closets, provide ample space. The upper level also includes a full bathroom with quartz countertops, a convenient laundry room, and a generously sized bonus room. The unfinished basement with its separate entrance and bathroom rough-in, offers endless potential for future basement development. This gently used home also comes with the remainder of its new home warranty for peace of mind. Conveniently located close to daycares, schools, and all essential amenities 1454 Bayview Point SW is ready to welcome its new owners. Don't miss out on this exceptional opportunity!**

Inclusions:  
Property Listed By:

**N/A**  
**Coldwell Banker YAD Realty**

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









