



THE
A-TEAM

**RE/MAX
FIRST**

722 BAYVIEW HILL, Airdrie T4B 5M4

MLS®#: **A2184717**

Area: **Bayview**

Listing Date: **12/30/24**

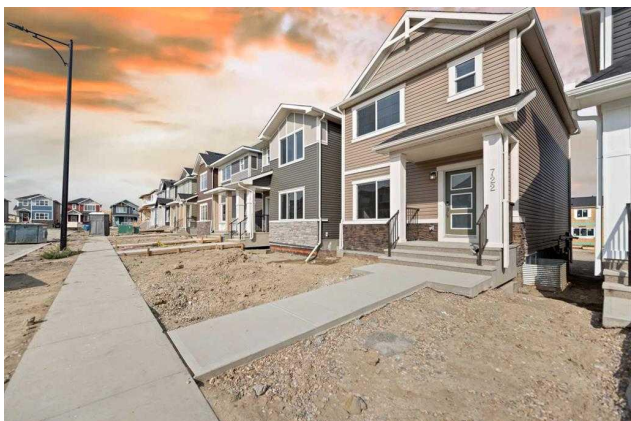
List Price: **\$564,900**

Status: **Active**

County: **Airdrie**

Change: **-\$5k, 18-Jan**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **2,701 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **1,480**
Low Sqft:
Ttl Sqft: **1,480**

DOM

33
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator**
Int Feat: **Double Vanity, Kitchen Island, No Animal Home, No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	14`8" x 7`0"
Kitchen	Main	11`8" x 11`5"
Bedroom - Primary	Upper	13`6" x 11`8"
Bedroom	Upper	11`0" x 9`6"
2pc Bathroom	Main	5`5" x 4`10"
3pc Bathroom	Upper	8`1" x 4`11"

Room	Level	Dimensions
Living Room	Main	16`7" x 14`8"
Laundry	Upper	7`9" x 4`11"
Bedroom	Upper	9`10" x 9`0"
Walk-In Closet	Upper	6`9" x 5`1"
4pc Ensuite bath	Upper	8`0" x 6`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L0

2310879

Remarks

Pub Rmks:

Welcome to your brand-new home in the desirable Bayview community of Airdrie! This never-lived-in, 1,480 sq. ft. detached home combines elegant design, modern finishes, and a highly functional layout, making it perfect for families and professionals. From the moment you step inside, you'll notice the attention to detail. The open-concept main floor features 9 ft knockdown ceilings that add a sense of space, while recessed pot lights and luxury vinyl plank flooring throughout create a contemporary and durable foundation. The living area is bathed in natural light from a large front window, providing a warm and inviting atmosphere. The north-facing gourmet kitchen is the centerpiece of the home, offering high-end stainless steel appliances, including a built-in microwave, range hood, and sleek stove. Full-height cabinets with risers provide extra storage, while quartz countertops give a polished look. A large central island with seating is perfect for meal prep and casual dining. The adjacent dining area offers seamless access to the private backyard through the rear entrance, making indoor-outdoor entertaining a breeze. Heading upstairs, the wide staircase with plush carpet leads to a thoughtfully designed upper level. The master bedroom is a true retreat, complete with a large window for abundant natural light and a 4-piece ensuite featuring a walk-in shower and a quartz-topped vanity. Two additional bedrooms are generously sized, each with large windows and ample closet space. They share a 3-piece bathroom with a quartz vanity and a deep soaking tub. The upper-level laundry room adds convenience, saving you trips up and down the stairs. The unfinished sunshine basement is a versatile space, offering 636 sq. ft. of potential. With a pre-planned layout for two additional bedrooms and a rough-in for a bathroom, it's ready for future development that suits your needs. As a special bonus, the builder is including a complimentary Smart Home Package, which features a smart thermostat for efficient climate control, a video doorbell for added security, and smart locks for remote access. The exterior of the home is equally impressive, featuring a double car concrete pad, ready for a future detached garage. The laned design ensures easy access to the backyard without backing onto a street. The backyard itself offers a private, functional space for outdoor activities, barbecues, or gardening. Located in the sought-after Bayview community, this home is just 10 minutes from CrossIron Mall, offering shopping, dining, and entertainment, and 15 minutes from Calgary International Airport, perfect for commuters or frequent travelers. Bayview is known for its beautiful parks, playgrounds, and family-friendly atmosphere. With nearby schools, shopping, and easy access to major highways, this community provides the perfect blend of convenience and lifestyle. This home is vacant and ready for immediate possession. Whether you're a first-time buyer, upgrading, or looking for an invest

Inclusions:
Property Listed By:

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MaxWell Central

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

