

1502 BAYVIEW Point, Airdrie T4B 5K1

MLS®#: **A2185465** Area: **Bayview** Listing Date: **01/07/25** List Price: **\$815,000**
 Status: **Active** County: **Airdrie** Change: **-\$15k, 20-Jan** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **3,358 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,118**
 Low Sqft:
 Ttl Sqft: **2,118**

DOM

14
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat:
 Park Feat: **Other Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air, Natural Gas**
 Sewer:
 Ext Feat: **Other**
 Construction: **Vinyl Siding, Wood Frame**
 Flooring: **Carpet, Ceramic Tile, Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Gas Range, Microwave, Range Hood, Refrigerator, Washer**
 Int Feat: **High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 13`8"	Kitchen With Eating Area	Main	16`7" x 11`4"
Dining Room	Main	8`6" x 11`8"	Pantry	Main	6`4" x 5`3"
Bedroom - Primary	Second	16`6" x 11`11"	Walk-In Closet	Second	9`6" x 4`8"
5pc Ensuite bath	Second	9`6" x 10`4"	Bedroom	Second	11`1" x 10`0"
Bedroom	Second	10`11" x 10`0"	Bedroom	Second	10`3" x 12`7"
Bonus Room	Second	13`5" x 8`11"	4pc Bathroom	Second	11`1" x 5`3"
Laundry	Second	6`3" x 4`11"	2pc Bathroom	Lower	5`0" x 4`11"

Bedroom
Flex Space
Entrance

Basement
Basement
Lower

12`1" x 10`5"
18`0" x 10`7"
7`1" x 8`11"

4pc Bathroom
Furnace/Utility Room
Mud Room

Basement
Basement
Lower

4`11" x 8`2"
8`7" x 8`4"
4`8" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2211081

Remarks

Pub Rmks: **This stunning home is located in the family friendly community of Bayview! This very charming home is built in 2022 by the award winning developer, Calbridge Homes. It has over 2,600 sq. ft of fully developed living space! The main floor has a very nice open concept floor plan, neutral color vinyl plank flooring and big windows that bring in tons of natural light. The main floor living area also has 8 additional pot lights that really brightens up the room. You'll love the big kitchen with beautiful soft-close white cabinetry, a gas stove, a large kitchen island, gorgeous white quartz countertops and a walk-in pantry. The dining room is bright and inviting, and is just next to the kitchen. You'll love hanging out and having summer BBQs with family and friends on the outside deck. The second floor has 4 spacious bedrooms that includes a spacious primary bedroom with gorgeous ensuite that features a double sink vanity, a relaxing soaker tub, floor-to-ceiling tiled shower with upgraded glass door and water closet. There's also a good sized main bathroom and laundry room. The very spacious basement is fully finished by the builder and can be used as an entertainment/media room or an exercise area. There's also a nice 5th bedroom and a good sized 4pc bathroom in the basement. This home has lots of upgrades like the picture windows by the main door entrance and mudroom going to the garage. The basement has 9 ft. ceiling and concrete patio outside. It also has large windows, glass sliding door, and rough-in plumbing ready for you to build your own wet bar. Book your viewing now to see this gorgeous home!**

Inclusions: N/A
Property Listed By: CIR Realty

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













