



THE
A-TEAM

**RE/MAX
FIRST**

846 BAYVIEW Terrace, Airdrie T4B 5M5

MLS® #: **A2187630**

Area: **Bayview**

Listing Date: **01/16/25**

List Price: **\$710,000**

Status: **Active**

County: **Airdrie**

Change: **-\$10k, 13-Feb**

Association: **Fort McMurray**



General Information

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

Finished Floor Area

Abv Sqft: **1,496**
Low Sqft:
Ttl Sqft: **1,496**

Lot Information

Lot Sz Ar: **3,810 sqft**
Lot Shape:

DOM

87
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Lane,Corner Lot,Level,Street Lighting**
Park Feat: **Double Garage Detached,Garage Faces Rear**

Parking

Ttl Park: **3**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 15`0"	Kitchen	Main	14`8" x 15`0"
Dining Room	Main	12`7" x 10`3"	2pc Bathroom	Main	6`10" x 3`1"
Bedroom - Primary	Upper	13`5" x 11`11"	4pc Ensuite bath	Upper	11`3" x 6`7"
Bedroom	Upper	10`2" x 9`3"	Bedroom	Upper	13`2" x 9`3"

4pc Bathroom
Kitchen
Bedroom

Upper
Suite
Suite

6`5" x 9`2"
6`9" x 10`11"
11`10" x 12`0"

Furnace/Utility Room
Game Room
4pc Bathroom

Basement
Suite
Suite

5`9" x 12`1"
9`5" x 14`1"
8`6" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-L

2310879

Remarks

Pub Rmks:

Located in the desirable Bayview community, this home is situated on an oversized corner lot only steps from parks, and the community path system. This mindful Calbridge designed home is the perfect opportunity for investors or a multi generational family with a FULLY SUITED BASEMENT, providing ample living space and privacy. With great curb appeal and a charming front porch, this home boasts upgrades like 9' knockdown ceilings, designer lighting, and luxury vinyl plank flooring throughout the main floor. A central chef style kitchen is the focal point showcasing custom cabinets that reach to the ceiling, gorgeous quartz counters, timeless subway tile backsplash, SS appliances and a corner pantry for additional storage. Adjacent is the bright dining room with direct access to your full width deck! On the other side of the kitchen is a spacious living room making entertaining effortless. The main floor is complete with a mudroom and 1/2 bath tucked around the corner for privacy. Upstairs, relax in the spacious primary retreat with large windows, a walk-in closet, and a 4pc ensuite with a substantial vanity. You will also find two additional well sized bedrooms, a 4pc main bath with stone counters, and convenient upper-level laundry. The fully suited basement is filled with light from oversized windows and features an "L" shaped kitchen with modern finishes and SS appliances. This seamlessly connects to the living and dining room. A sizable bedroom, 4pc bath, and separate stacked laundry space complete this area. Plus appreciate the oversized detached garage and a separate paved parking pad for a 3rd vehicle. ENJOY PEACE OF MIND WITH NEW HOME WARRANTY. This is a must-see property, schedule your showing today or view the online virtual tour.

Inclusions:
Property Listed By:

Basement Suite Fridge, Basement Suite Stove, Basement Suite Dishwasher, Basement Suite Over the Range Microwave
CIR Realty

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















