



THE
A-TEAM

**RE/MAX
FIRST**

2137 BAYVIEW Drive, Airdrie T4B5N3

MLS®#: **A2187776**

Area: **Bayview**

Listing Date: **01/17/25**

List Price: **\$542,850**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2025**

Finished Floor Area
Abv Sqft: **1,412**
Low Sqft:
Ttl Sqft: **1,412**

DOM

5
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar: **2,497 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**
Park Feat: **Double Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Microwave,Range,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Great Room	Main	13`4" x 13`0"
Bedroom	Upper	10`1" x 9`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Upper	0`0" x 0`0"
Dining Room	Main	13`4" x 9`3"
Bedroom - Primary	Upper	13`4" x 13`0"
Bedroom	Upper	9`6" x 9`0"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311886**

Zoning: **R2-T**

Remarks

Pub Rmks:

Discover modern living in this stylish townhome by Calbridge Homes, featuring 3 bedrooms and 2.5 bathrooms designed for comfort and functionality. The open-concept main floor boasts a contemporary kitchen with a spacious island, perfect for entertaining. A rear double detached garage ensures convenience, while the undeveloped basement with a separate side entrance offers endless potential. Upstairs, the thoughtfully designed layout includes a laundry area and a serene primary bedroom retreat complete with a luxurious ensuite featuring a double vanity. With its seamless blend of style and practicality, this home is perfect for families and professionals alike. Photos are representative

Inclusions:

N/A

Property Listed By:

Bode

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



