



THE
A-TEAM

**RE/MAX
FIRST**

1378 BAYVIEW Crescent, Airdrie T4B 3N6

MLS®#: **A2188058**

Area: **Bayview**

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

List Price: **\$759,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **3,702 sqft**
Lot Shape:

Access:

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

Finished Floor Area

Abv Sqft: **2,012**

Low Sqft:

Ttl Sqft: **2,012**

DOM

5

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Vinyl Siding,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,High Ceilings,Kitchen Island,Open Floorplan,Stone Counters,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	
5pc Ensuite bath	Second	
Dining Room	Main	11`1" x 13`4"
Living Room	Main	15`6" x 14`4"
Bedroom	Second	10`7" x 10`7"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Second	
Bedroom - Primary	Second	14`5" x 12`6"
Bonus Room	Second	10`2" x 14`4"
Bedroom	Second	10`0" x 11`0"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

2311886

R1-U

Remarks

Pub Rmks:

Situated in the family-friendly community of Bayview, you will find this beautiful **BRAND-NEW** Genesis Home, which is under construction and will be completed in Spring 2025. The Birchwood is a well-laid out 3 bedroom 2.5 bathroom home offering a bright, airy, open-concept main floor and a **WALK-OUT** Basement with 9' ceilings and a roughed-in bar. A sophisticated colour pallet greets you as you enter the home, offering 9' ceilings and vinyl floors that flow throughout the space. The kitchen will please the family's cook with its sleek stainless steel appliance package, central quartz island, and ample floor-to-ceiling cabinetry. Entertaining will be a breeze as the kitchen is open to the dining room and living room, which features a 50' linear fireplace that adds a touch of sophistication to the room. There's also an innovative tech space if the kids need to do some schoolwork. Completing the main level is a pantry, half bath and a functional mudroom off your 20'x22' garage with an 8' door, large enough to accommodate a truck. Venturing upstairs, you will find a sizeable primary suite featuring a walk-in closet, a spa-like bathroom with his and hers sinks, a soaker tub, and a stand-alone shower. The second and third bedrooms are a great size, and a lovely loft is the perfect space for movie nights. A four-piece bathroom and laundry room complete the upper level. When completing the home, the builder provides a full-width upper and lower deck with a gas line. Bayview is a beautiful community with parks, benches and pathways that meander throughout the community and along the canals. Kids and adults alike will enjoy the outdoor basketball nets, gym, amphitheatre and tennis courts that will convert into a skating rink in the winter. Come and see all the amenities that Bayview has to offer for yourself! *Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder. Possession is tentative*

Inclusions:

Property Listed By:

Refrigerator, Stove, Dishwasher, Hood Fan, Microwave

LPT Realty ULC

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











