



THE
A-TEAM

**RE/MAX
FIRST**

1496 BAYVIEW Point, Airdrie T4B3N8

MLS® #: **A2188510**

Area: **Bayview**

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

List Price: **\$699,900**

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: **3,229 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,136**
Low Sqft:
Ttl Sqft: **2,136**

DOM

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

Parking

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

Access:

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

Utilities and Features

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

Construction: **Brick, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate, Tile**
Water Source:
Fnd/Bsm: **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, Soaking Tub, Stone Counters, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"
Great Room	Main	14`0" x 13`6"
Bedroom	Upper	11`6" x 12`0"
Bonus Room	Upper	16`10" x 13`10"

Room	Level	Dimensions
5pc Bathroom	Upper	0`0" x 0`0"
Dining Room	Main	9`0" x 13`6"
Bedroom - Primary	Upper	12`0" x 13`8"
Bedroom	Upper	11`6" x 12`0"

Title:	Zoning:
Fee Simple	R2
Legal Desc:	2211081

Remarks

Pub Rmks:	Welcome to The Sydney by Calbridge Homes, a stunning 3-bedroom, 2.5-bathroom residence designed for modern living. Situated on a desirable walkout lot, this home showcases an upgraded open-to-above staircase with stylish railing, setting a tone of elegance. The great room invites relaxation with its spacious seating area, large windows for abundant natural light, & a sleek electric fireplace. The dining area offers seamless access to a rear wooden deck, perfect for outdoor enjoyment. At the heart of the home, the central kitchen boasts 36" high upper cabinetry, a tiled backsplash, stone countertops, & a convenient walk-through pantry connecting to the mudroom. Upstairs, you'll find a bonus room, laundry, & three bedrooms, including the primary bedroom with a luxurious ensuite featuring dual vanities, a drop-in tub, a tiled shower, & a walk-in closet. The undeveloped lower level offers endless potential, while the two-car garage completes this exceptional home. Photos are representative.
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Inclusions:	N/A
Property Listed By:	Bode

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

