



THE
A-TEAM

**RE/MAX
FIRST**

1037 BAYVIEW Crescent, Airdrie T4B 5M6

MLS®#: **A2189716**

Area: **Bayview**

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

List Price: **\$519,900**

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: **1,438**

Low Sqft:

Ttl Sqft: **1,438**

Lot Information

Lot Sz Ar: **1,540 sqft**

Lot Shape:

DOM

7

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Range Hood,Refrigerator**
Int Feat: **Double Vanity**
Utilities:

Room Information

Room	Level	Dimensions
Living/Dining Room Combination	Main	12`7" x 18`6"
Bedroom	Second	9`5" x 9`3"
Flex Space	Second	9`5" x 7`7"
3pc Bathroom	Second	

Room	Level	Dimensions
Bedroom - Primary	Second	10`7" x 13`7"
Bedroom	Second	9`4" x 9`2"
4pc Ensuite bath	Second	
2pc Bathroom	Main	

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

Legal Desc:

R2-T

2311886

Remarks

Pub Rmks:

Genesis Builders introduces a new product - street-side luxury townhomes with NO CONDO FEES! The Opal spec townhome offers an attached double garage with rooftop patio and offers low-maintenance living. The thoughtfully designed home offers over 1400 sq ft. plus an unfinished basement with 9' ceilings, ready for your ideas. On the main floor, you will find soaring 10'6 ceilings in the open-concept living space and large windows allowing natural light to flow through the space. The chef-inspired kitchen offers sleek cabinetry and stone counters and is well-equipped with stainless steel appliances. The kitchen is open to the dining and living room, which is perfect for entertaining family and friends or keeping a watchful eye on the kids. Complimenting the main floor is a convenient half bath and mud room off the attached 20 x 22 garage. Venturing upstairs, you will find a spacious primary retreat with a spa-like ensuite featuring a tiled shower and a lovely walk-in closet. Two additional bedrooms, a full bath, a flex room, a 4-piece bath and laundry complete the upper level. Enjoy spending time on your upper rooftop patio, which is situated above the garage and is an excellent space for entertaining. 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 the community has to offer for yourself! *Photos are of a previously sold model and are representative. Colours and finishes may vary.

Inclusions:

Property Listed By:

**Fridge, oven, hood range, built-in microwave, dishwasher
LPT Realty ULC**

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









