



THE
A-TEAM

**RE/MAX
FIRST**

1003 BAYVIEW Crescent, Airdrie T4B 3N6

MLS®#: **A2191136** Area: **Bayview** Listing Date: **01/29/25** List Price: **\$579,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Airdrie**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **2,529 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,430**
 Low Sqft:
 Ttl Sqft: **1,430**

DOM

44
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Corner Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Oven,Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Double Vanity,No Animal Home,No Smoking Home**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living/Dining Room Combination	Main	13`1" x 19`5"	Kitchen	Main	9`4" x 9`2"
Bedroom - Primary	Upper	10`6" x 21`3"	Bedroom	Upper	10`8" x 11`10"
Bedroom	Upper	9`3" x 13`0"	2pc Bathroom	Main	5`0" x 4`10"
4pc Bathroom	Upper	5`2" x 10`6"	3pc Ensuite bath	Upper	5`2" x 8`5"

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

R2-T

2311886

Remarks

Pub Rmks: **A rare opportunity to own a luxurious corner townhome with no condo fees, combining modern design with low-maintenance living. This home is perfectly positioned with a north-facing front entrance and an east-facing rooftop patio above the attached double garage, complete with a gas line, making it an ideal space for BBQs and outdoor entertaining. With over 1,430 sq. ft. of thoughtfully designed living space plus a 9' ceiling unfinished basement, this home offers ample room for your future ideas, whether it be a home office, gym, or additional living area. Stepping inside, you'll be greeted by an open-concept layout with soaring 10'6" ceilings and large windows that allow for abundant natural light. The inviting living area features a stylish electric fireplace, creating a warm and cozy ambiance, perfect for relaxing or entertaining guests. The chef-inspired kitchen is designed for both function and style, offering modern cabinetry with sleek finishes, stone countertops, stainless steel appliances, a large central island for additional prep space and seating, and a walk-in pantry for extra storage. The kitchen seamlessly flows into the dining area, making it easy to host dinner parties or keep an eye on the kids while cooking. A convenient mudroom with direct access to the 20' x 22' double attached garage and a main-floor powder room add to the home's functionality. Upstairs, the primary retreat is a true sanctuary, featuring a spacious bedroom with large windows for natural light, a spa-like ensuite with a tiled walk-in shower, and a walk-in closet with ample storage. Two additional generously sized bedrooms provide comfort for family or guests, while a flex room offers versatility—perfect as a home office, play area, or study space. The upper floor is complete with a 4-piece bathroom with modern fixtures and a dedicated laundry room for added convenience. The highlight of this home is the east-facing rooftop patio, situated above the garage. Equipped with a gas line, it's the perfect space to enjoy morning coffee, summer BBQs, or an evening with friends while taking in the surrounding views. The basement with 9' ceilings is a blank canvas, ready for your customization. Whether you envision an additional living area, a home gym, or a legal suite (subject to city approval), this space offers unlimited potential. Nestled in the sought-after Bayview community, this home is surrounded by natural beauty and fantastic amenities. Residents enjoy scenic walking paths and canals throughout the neighborhood, parks, playgrounds, and green spaces, outdoor recreational facilities including basketball courts, a gym, and an amphitheater, and multi-use tennis courts that transform into a skating rink in the winter. This rare gem won't last long! Contact us today to schedule your private showing and experience the best of modern townhome living in Bayview.**

Inclusions: **0**
Property Listed By: **MaxWell Central**

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









