



THE
A-TEAM

**RE/MAX
FIRST**

214 BAYVIEW Circle, Airdrie T4B 5A7

MLS®#: **A2191549**

Area: **Bayview**

Listing Date: **02/06/25**

List Price: **\$699,999**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **2,133**

Low Sqft:

Ttl Sqft: **2,133**

Lot Information

Lot Sz Ar: **3,816 sqft**

Lot Shape:

DOM

58

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Cul-De-Sac,Fruit Trees/Shrub(s),Paved,See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **See Remarks**

Int Feat: **Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,See Remarks**

Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Upper	13`11" x 13`5"
Bedroom	Upper	10`0" x 10`11"
Kitchen	Main	15`0" x 12`1"
Living Room	Main	16`0" x 16`0"
Laundry	Upper	9`11" x 5`11"
4pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Bedroom	Upper	11`7" x 11`1"
Mud Room	Main	11`6" x 5`11"
Dining Room	Main	13`4" x 9`1"
Bonus Room	Upper	16`1" x 13`0"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1711436

Remarks

Pub Rmks: **Click brochure link for more details. Situated in the quiet and family-friendly community of Bayview, this move-in ready home offers over 2,100 sq.ft of upgraded living space. You are less than a minute away from 6 km of canals that offer kayaking, skating and fishing. Multiple elementary schools are as little as 10 minutes away by foot. As you enter the oversized foyer, you are greeted by a real wood world map feature wall. The kitchen features upgraded stainless steel appliances, ample storage and a large quartz island. The interconnected kitchen, living room and dining room offers space to host large gatherings or space for young kids to run around! Main floor also features upgraded lights, extra storage and floating shelves throughout. Windows come with blackout curtain, lace curtains and blinds for your choice of natural light exposure. Three bedrooms and a large bonus room complete the upstairs. The generously sized master bedroom also has a 5 piece bathroom with a large walk-in closet. A 12'x12' Trex composite deck with wood and aluminum spindles also provides an excellent outdoor entertainment area. The deck comes with a gas line for summer barbeques, and Edison lights for elegant nights. Programmable LED lights along the soffit and solar powered lights all along the fence provide additional ambiance. Custom concrete panels with washed rock, low maintenance perennials and oversized fence gate complete the backyard oasis.**

Inclusions: **Call seller directly**
Property Listed By: **Honestdoor Inc.**

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









