



1478 BAYVIEW Point, Airdrie T4B3N8

MLS® #: **A2194816** Area: **Bayview** Listing Date: **02/18/25** List Price: **\$774,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2025**
Lot Information
 Lot Sz Ar: **3,306 sqft**
 Lot Shape:

DOM

4
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Finished Floor Area
 Abv Sqft: **2,231**
 Low Sqft:
 Ttl Sqft: **2,231**

Parking

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

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave,Range,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Tray Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	5pc Bathroom	Upper	0`0" x 0`0"

5pc Ensuite bath	Upper	0`0" x 0`0"	Dining Room	Main	9`6" x 13`4"
Great Room	Main	14`0" x 13`4"	Bedroom - Primary	Upper	12`0" x 13`8"
Bedroom	Upper	11`4" x 10`0"	Bedroom	Upper	11`4" x 10`0"
Bonus Room	Upper	16`10" x 13`10"	Bedroom	Upper	10`4" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **2211081**

Zoning:
R2

Remarks

Pub Rmks: **Discover The Sydney by Calbridge Homes, a stunning 4-bedroom, 2.5-bath two-story home designed for modern living. This thoughtfully crafted home features an open-concept layout with a spacious L-shaped kitchen, complete with a walk-through pantry leading to a convenient mudroom. The great room is the heart of the home, boasting a gas fireplace and expansive windows that flood the space with natural light. A striking open-to-above staircase with upgraded railing adds elegance and flow to the design. Upstairs, the primary bedroom offers a luxurious retreat with a tray ceiling and a spa-inspired five-piece ensuite, including a soaker tub, stand-alone shower, and double sinks. The upper level also features three additional bedrooms, a versatile bonus room, and a dedicated laundry room for ultimate convenience. With a double attached garage and thoughtful details throughout, The Sydney is a perfect blend of style and functionality. Photos are representative.**

Inclusions: **N/A**
 Property Listed By: **Bode**

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

