



THE
A-TEAM

**RE/MAX
FIRST**

1321 BAYVIEW Point, Airdrie T4B 5K1

MLS®#: **A2195122**

Area: **Bayview**

Listing Date: **02/16/25**

List Price: **\$679,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Airdrie**
Year Built: **2022**
Lot Information
Lot Sz Ar: **3,304 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,977**
Low Sqft:
Ttl Sqft: **1,977**

DOM

6
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Interior Lot,Level,Rectangular Lot,Street Lighting,Views**
Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator**
Int Feat: **Breakfast Bar,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Pantry,Quartz Counters,Smart Home,Storage,Vinyl Windows,Walk-In Closet(s),Wired for Data**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	12`11" x 16`4"
Dining Room	Main	12`0" x 8`11"
5pc Ensuite bath	Upper	10`7" x 8`0"
Laundry	Upper	8`5" x 5`9"
Bedroom	Upper	10`9" x 11`2"
Bedroom	Upper	11`11" x 12`2"

Room	Level	Dimensions
Kitchen	Main	10`2" x 13`10"
2pc Bathroom	Main	4`1" x 5`0"
Bedroom - Primary	Upper	12`0" x 16`8"
Family Room	Upper	14`6" x 12`9"
4pc Bathroom	Upper	8`4" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2211081

Remarks

Pub Rmks: **Discover the perfect blend of comfort and convenience in this stunning east-facing home, nestled in the serene neighborhood of Airdrie. Enjoy the beauty of sunrises from the front of the house and sunsets from the back, enhancing the home's peaceful atmosphere. This meticulously maintained property, cared for by a non-smoking family with no pets, is in pristine condition. Boasting three oversized bedrooms, each with its own walk-in closet, this home offers ample space for relaxation, storage, and personalization. The 2.5 modern bathrooms are elegantly upgraded with high-end finishes, ensuring daily comfort and style. Situated on a traditional lot, the home features a spacious and inviting outdoor area, ideal for enjoying the peaceful surroundings. The upgraded kitchen is designed for the aspiring chef in your family, complete with a gas range and a walk-through pantry that provides plenty of storage for all your essentials. The double attached garage adds both convenience and security. Facing a serene greenspace, you'll enjoy picturesque views right from your windows. Additionally, the property is near a budget approved future school site, offering excellent future amenities for your family. As a bonus, this home comes with transferable ANHWP coverage, providing peace of mind for the new owners. Don't miss your chance to own this exceptional property in Airdrie. With tranquil views, walk-in closets in every room, and the beauty of both sunrises and sunsets, this home truly has it all!**

Inclusions: **None**
Property Listed By: **Brilliant Realty**

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









