

982 BAYVIEW Rise, Airdrie T4B0R7

MLS®#:	A2197646	Area:	Bayview	Listing	02/26/25	List Price: \$599,999
Chabura	A	Country	Alizzaturi e	Date:	News	
Status:	Active	County:	Airdrie	Change:	None	Association: Fort McMurray

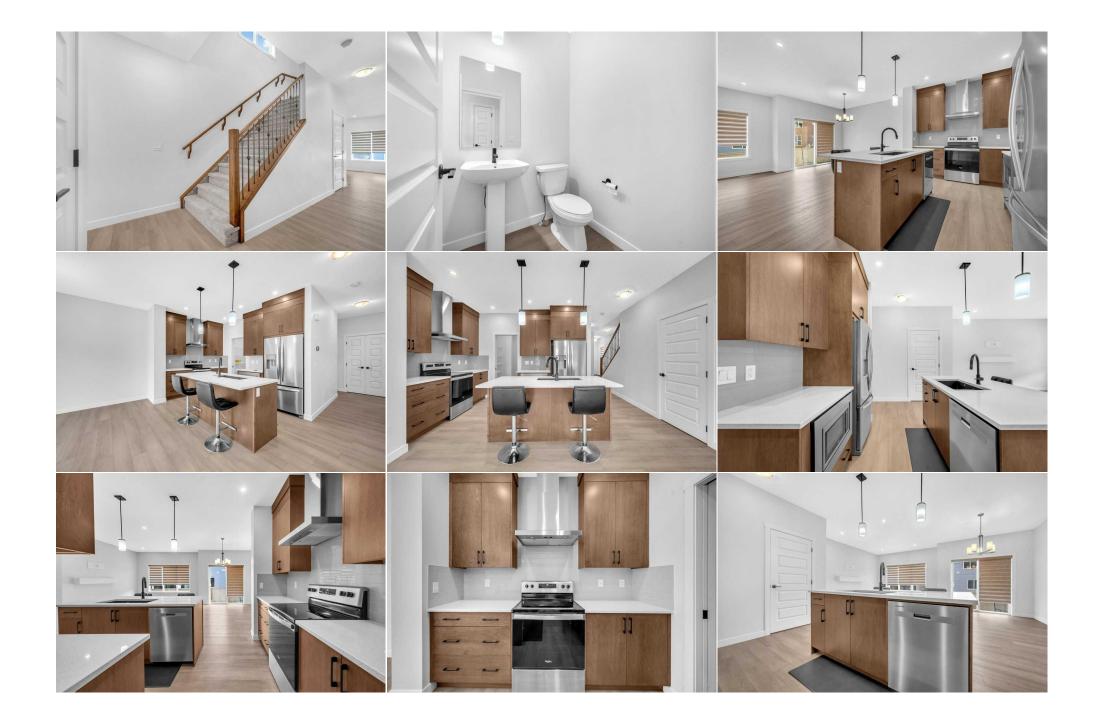
			General Information Prop Type: Sub Type: City/Town: Year Built: Lot Information Lot Sz Ar: Lot Shape: Access: Lot Feat: Park Feat:	Residential Semi Detached (Hal Duplex) Airdrie 2023 2,777 sqft Back Yard,Interior L Double Garage Atta	Finished Floor Area Abv Sqft: Low Sqft: Ttl Sqft: ot	1,712 1,712	DOM O Layout Beds: Baths: Style: Parking Ttl Park: Garage Sz:	3 (3) 2.5 (2 1) 2 Storey,Attached- Side by Side 4 2
				Utilities and Feature	25			
Roof: Heating: Sewer: Ext Feat:	leating: Forced Air,Natural Gas				Construction: Vinyl Siding,Wood Frame Flooring: Carpet,Vinyl Plank Water Source: Fnd/Bsmt: Poured Concrete			
Kitchen Appl:		Dishwasher,Electric Range,Mic						
Int Feat: Utilities:		Built-in Features,Kitchen Islan	a, quartz Counters					
				Room Information				
Room 2pc Bathroom Kitchen Mud Room 4pc Bathroom Bedroom		<u>Level</u> Main Main Second Second	Dimensions 5`1" x 5`1" 12`6" x 9`1" 8`4" x 5`10" 10`3" x 5`0" 10`3" x 11`5"	Bedroon	oom uite bath n	<u>Level</u> Main Main Main Second Second		Dimensions 9`2" x 12`11" 11`6" x 14`9" 5`0" x 7`0" 5`0" x 14`8" 10`3" x 10`4"
Bonus Room		Second	16`7" x 14`7"	Bedroor	n - Primary	Second		11`7" x 14`10"

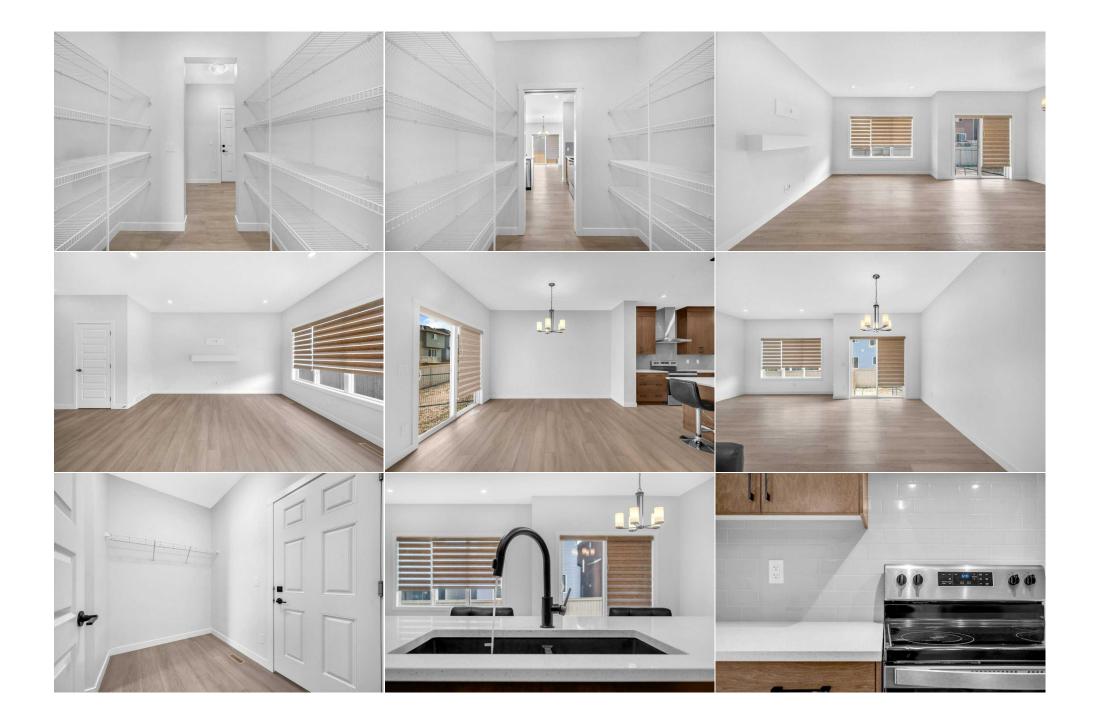
Legal/Tax/Financial

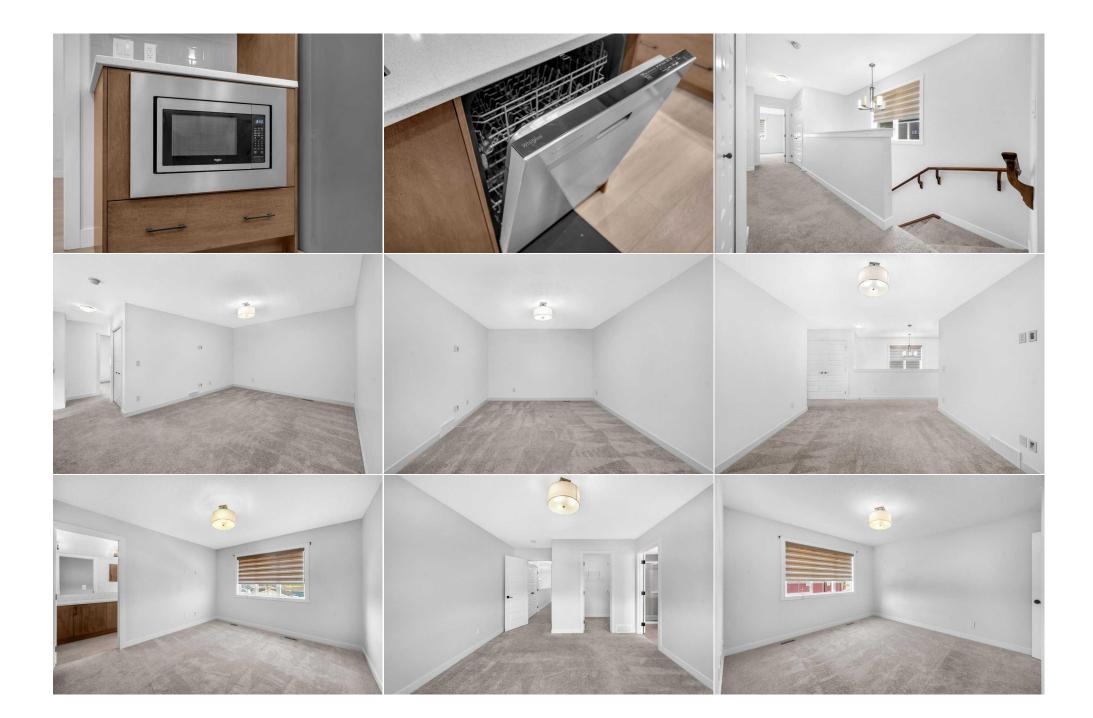
Title: Fee Simple Legal Desc:	Zoning: R2 2211081
	Remarks
Pub Rmks: Inclusions: Property Listed By:	Live in Airdrie's most desirable & sought-after neighborhood, Bayview! Less than 50 meters to the park/playground! A newly built home with plenty of room for the whole family. Enjoy the bright main floor with spacious living and dining open space. The kitchen has sophisticated finishings with quartz counters, upgraded stainless-steel appliances like chimney hood fan, built in microwave, a 3 door ice maker refrigerator, and soft-close drawers that reach to the ceiling. Off the kitchen is the large mudroom, and walk-through pantry with direct access to the Double attached Garage. Upstairs, you will find 3 large bedrooms, bonus room and convenient second floor laundry, At the front of the house is the generously sized Master bedroom, which has its own ensuite with double sinks and a walk-in closet. The two additional bedrooms, both a good size, provide more room for a growing family, 4-piece bathroom and an upper laundry room complete this upper level. This home has QUARTZ COUNTERS everywhere, 9' knockdown main floor ceilings, designer lights, including pot lights, upgraded backsplash and craftsmanship. Overall, there are tons of upgrades in this home. undeveloped basement has rough ins for plumbing and awaits your creative ideas for future development and potential for secondary suite upon city approval. There's no separate entrance to the basement, but it can be easily done at a reasonable cost as the seller has already checked with the contractor and can provide you with the contractor number. Book your showing today with your favorite Realtor!! N/A RE/MAX iRealty Innovations

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





















982 Bayview Rise SW, Airdrie, AB Upper Floor Extertor Area 1031.32 sq ft Interior Area 503.33 sq ft



PREPARED: 2084/07/20

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6PC 8ATH 5 x 1977 52 MER



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