



THE
A-TEAM

**RE/MAX
FIRST**

1453 BAYVIEW Point, Airdrie T4B5K2

MLS® #: **A2198226**

Area: **Bayview**

Listing Date: **02/28/25**

List Price: **\$549,000**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,499

Year Built:

2023

Low Sqft:

Ttl Sqft:

1,499

Lot Information

Lot Sz Ar:

3,196 sqft

Lot Shape:

DOM

53

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey, Attached-Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard

Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding, Wood Frame

Flooring:

Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Electric Range, Microwave, Range Hood, Refrigerator, Washer/Dryer

Int Feat:

Kitchen Island, Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	9`2" x 12`11"	Living Room	Main	10`0" x 14`5"
Kitchen	Main	15`1" x 8`7"	2pc Bathroom	Main	6`8" x 2`10"
Bedroom	Upper	9`7" x 10`1"	Bedroom	Upper	9`2" x 9`11"
4pc Bathroom	Upper	9`1" x 4`11"	Laundry	Upper	5`6" x 6`4"
Bedroom - Primary	Upper	13`2" x 12`0"	Walk-In Closet	Upper	5`7" x 5`11"
4pc Ensuite bath	Upper	5`1" x 12`6"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R2

2211081

Remarks

Pub Rmks: **Welcome to your dream home! This immaculate 3-bedroom, 2.5-bathroom residence, built in 2023, is the perfect blend of modern elegance and outdoor paradise. Step through the front door and be greeted by the warm, inviting atmosphere created by luxurious Luxury Vinyl Plank (LVP) flooring that flows seamlessly throughout the entire home—no carpet in sight! The spacious open-concept living area is perfect for entertaining family and friends, featuring abundant natural light and a contemporary design that suits any style. The gourmet kitchen boasts sleek stainless steel appliances, ample counter space, and a functional layout. Retreat to the tranquil master suite, where you can unwind after a long day. The en-suite bathroom offers a spa-like experience with modern fixtures and stylish finishes, creating a personal sanctuary you won't want to leave. Two additional well-appointed bedrooms provide versatility—ideal for guests, a home office, or growing families. But the real showstopper? The huge backyard! Imagine hosting summer barbecues, outdoor gatherings, or simply relaxing in your private oasis, all with no neighbors backing onto your property—just the peaceful sounds of nature. This home includes a convenient single front attached garage, ensuring easy access and additional storage. With modern amenities and move-in readiness, this property is set to become the envy of the neighborhood. Don't miss out on this rare opportunity.! Schedule your private showing today and make this stunning home yours before it's gone!**

Inclusions:
Property Listed By: **WINDOW COVERINGS
Royal LePage METRO**

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







