



THE
A-TEAM

**RE/MAX
FIRST**

1651 BAYWATER Street, Airdrie T4B0A7

MLS® #: **A2112028**

Area: **Bayside**

Listing Date: **03/04/24**

List Price: **\$869,900**

Status: **Active**

County: **Airdrie**

Change: **+\$40k, 08-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**
Lot Information
Lot Sz Ar: **4,273 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,281**
Low Sqft:
Ttl Sqft: **2,281**

DOM

76
Layout
Beds: **5 (5)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

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: **Vinyl Siding,Wood Frame**
Flooring: **See Remarks,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Garage Control(s),Induction Cooktop,Microwave,Refrigerator**
Int Feat: **Double Vanity,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Stone Counters,Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	Great Room	Main	13`9" x 17`0"
Nook	Main	10`11" x 14`0"	Bedroom	Main	11`7" x 9`7"
Bedroom - Primary	Upper	14`0" x 13`6"	Bedroom	Upper	10`9" x 9`8"
Bedroom	Upper	10`5" x 10`0"	Bedroom	Upper	9`5" x 10`4"

Loft	Upper	11`9" x 9`5"	Legal/Tax/Financial
Title: Fee Simple		Zoning: R1	
Legal Desc:	2211099		Remarks
Pub Rmks:	Welcome to the Marconi II floorplan by Genesis Builders, a stunning residence offering over 2200 square feet of luxurious living space. This home features a seamless fusion of style and practicality, with a main floor showcasing a versatile bedroom/office and a convenient full bathroom. The kitchen boasts quartz countertops, 42" cabinets, and stainless steel appliances, creating a culinary haven for discerning chefs, while the cozy fireplace in the living area sets the stage for intimate gatherings and relaxation. Upstairs, four spacious bedrooms provide tranquility and comfort for the entire family. Outside, a deck beckons for outdoor enjoyment, while a side entry leads to the 9' basement, offering ample potential for future customization. Experience the essence of contemporary elegance and functionality in the Marconi II—a place where modern luxury meets everyday convenience. *Photos are representative*		
Inclusions:	None		
Property Listed By:	Bode Platform Inc.		

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

