

1699 BAYWATER Park, Airdrie T4B 0B3

04/10/24 MLS®#: A2120618 Area: **Bayside** Listing List Price: **\$644,900**

Status: Active Airdrie Association: Fort McMurray County: Change: -\$5k, 16-May

Date:

General Information

Prop Type: Residential Sub Type: **Detached**

City/Town: Year Built: 2009 Lot Information

Lot Sz Ar: Lot Shape:

Airdrie Finished Floor Area Abv Saft:

Low Sqft:

4,768 sqft Ttl Sqft: 1.646

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

1,646

39

Ttl Park: 4 4 Garage Sz:

4 (3 1) 4.0 (4 0)

2 Storey

Access:

Lot Feat: Corner Lot, Landscaped, Level, Rectangular Lot

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Stone, Vinyl Siding, Wood Frame Flooring:

Sewer: Ext Feat:

Playground Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Dishwasher, Garage Control(s), Gas Stove, Humidifier, Microwave, Range Hood, Refrigerator, Window Coverings

Int Feat: **High Ceilings Utilities:**

Room Information

Room Level Dimensions Room Level Dimensions 3pc Bathroom Main 5`6" x 7`10" **Dining Room** Main 10`7" x 7`10" Kitchen Main 10`7" x 10`11" **Living Room** Main 16`7" x 13`10" 4pc Bathroom Upper 5`1" x 8`2" 4pc Ensuite bath Upper 5`1" x 8`3" **Bedroom** 10`9" x 12`6" **Bedroom** 10`9" x 14`0" Upper Upper Loft Upper 19`6" x 9`5" **Bedroom - Primary** 12`9" x 15`2" Upper 3pc Bathroom **Basement** 8'10" x 5'0" **Bedroom** Basement 8'10" x 13'1" **Living Room Basement** 16`9" x 13`9" Furnace/Utility Room **Basement** 6`11" x 7`4"

Laundry Basement 4`9" x 7`4" Storage Basement 10`6" x 3`5"

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1S

Legal Desc: **00714427**

Remarks

Pub Rmks:

>>>>>HUGE PRICE REDUCTION >>>>>>>The fully finished, stunning 2-story home has it all! This home offers a total of 4 bedrooms and four full washrooms, making it ideal for families of any size. It features: Upgrades Galore: This home is loaded with upgrades, including hardwood flooring, ceramic tiles, and granite countertops throughout. The banjo vanities in the washrooms add a touch of elegance. Other upgrades include instant hot water, a heated garage, a water softener, a steam room and a garburator Dynamic Kitchen: The kitchen is a chef's delight with stainless steel appliances, a rare gas stove, and a bright breakfast nook, perfect for starting your day off right. Spacious Interior: The upper level boasts three good-sized bedrooms, two full baths, and a cozy bonus room, providing ample space for relaxation and privacy. Fully Finished Basement: The basement is fully finished and includes another bedroom, a full washroom, a living room, and laundry facilities, offering additional living space and convenience. Prime Location: Located across the street from the elementary school, pathways, and parks, this home is perfect for families with children. The corner lot provides plenty of parking space as well. Don't miss out on the opportunity to make this exquisite property your own!

Inclusions: N/A

Property Listed By: First Place Realty

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













