



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**255 BAYWATER Way, Airdrie T4B0B3**

MLS® #: **A2124635**

Area: **Bayside**

Listing Date: **04/26/24**

List Price: **\$734,000**

Status: **Active**

County: **Airdrie**

Change: **-\$1,000, 09-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2016**

Lot Information

Lot Sz Ar: **4,197 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,026**  
Low Sqft:  
Ttl Sqft: **2,026**

DOM

**23**

Layout

Beds: **5 (3 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Landscaped,Rectangular Lot**  
Park Feat: **Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard,Rain Gutters**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Microwave Hood Fan,Range Hood,Refrigerator,Washer**  
Int Feat: **Central Vacuum,Kitchen Island,Quartz Counters,Separate Entrance,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`11" x 8`11"
Family Room	Main	114`8" x 13`8"
Bedroom - Primary	Upper	15`3" x 12`7"
Bedroom	Upper	113`3" x 9`0"
Bedroom	Lower	11`8" x 11`5"
3pc Bathroom	Basement	8`11" x 5`4"
5pc Ensuite bath	Upper	13`11" x 9`1"

Room	Level	Dimensions
Living Room	Main	15`1" x 14`0"
Kitchen	Main	13`3" x 9`8"
Bedroom	Upper	11`0" x 10`10"
Bedroom	Lower	11`9" x 11`7"
2pc Bathroom	Main	5`7" x 4`11"
4pc Bathroom	Upper	9`4" x 4`11"
Laundry	Upper	6`4" x 4`11"

Furnace/Utility Room	Basement	11`9" x 7`10"	Legal/Tax/Financial
Title: <b>Fee Simple</b>		Zoning: <b>R1</b>	
Legal Desc:	<b>1410328</b>		Remarks
Pub Rmks:	<b>Welcome to 255 Baywater Way SW, where contemporary elegance meets suburban comfort! This stunning home offers a perfect blend of style, functionality, and prime location. Step inside to discover an inviting open-concept layout on the main level, boasting 8 ft doors and 9 ft ceilings, along with expansive windows that flood the space with natural light, creating an atmosphere ideal for both entertaining and daily living. The gourmet kitchen features sleek cabinets, stainless steel appliances, and quartz countertops. The adjoining living area is perfect for relaxation, complete with a cozy fireplace and access to the backyard - perfect for summer BBQs and gatherings. Upstairs, enjoy a spacious bonus room, luxurious primary retreat, two additional bedrooms, and two full bathrooms. This home is not only a sanctuary but also strategically situated near schools, parks, walking paths, shopping, and dining options, offering the perfect blend of tranquility and accessibility. Additionally, the FULLY DEVELOPED BASEMENT presents two bedrooms and a bar area, accessible through a convenient SIDE ENTRANCE, adding versatility and value to this exceptional property. Don't miss the opportunity to make this your dream home!</b>		
Inclusions: Property Listed By:	<b>Refrigerator (x2), Washer (x2), Dryer (x2), Electric Range, Built-in Microwave hood fan, Garage controls, Window coverings, Curtain Rods, Range hood Real Broker</b>		

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















