

1762 BAYWATER Street, Airdrie T4B 0B3

MLS®#: A2125968	Area: Bayside	Listing Date: 04/25/24	List Price: \$849,900
Status: Active	County: Airdrie	Change: -\$39k, 16-May	Association: Fort McMurray



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2009**
 Lot Information
 Lot Sz Ar: **4,305 sqft**
 Lot Shape:

Finished Floor Area

Abv Sqft: **1,427**
 Low Sqft:
 Ttl Sqft: **1,427**

DOM

24
 Layout
 Beds: **4 (2 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Landscaped,Private,See Remarks,Views,Waterfront**
 Park Feat: **Double Garage Attached,Garage Door Opener,Heated Garage,See Remarks**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Entrance,Private Yard,Storage**

Construction:
Stone,Vinyl Siding
 Flooring:
Carpet,Ceramic Tile,Hardwood
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**
 Int Feat: **Bar,Built-in Features,Central Vacuum,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Pantry,See Remarks,Separate Entrance,Storage,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`5" x 6`6"
Pantry	Main	4`4" x 3`10"
Bedroom	Main	11`6" x 13`1"
Other	Basement	11`9" x 14`4"
Laundry	Basement	8`3" x 6`7"
Covered Porch	Main	14`7" x 4`8"
Bedroom - Primary	Main	20`8" x 10`10"
Bedroom	Basement	11`1" x 10`7"
5pc Ensuite bath	Main	12`2" x 10`10"

Room	Level	Dimensions
Kitchen	Main	16`5" x 15`8"
Living Room	Main	11`6" x 14`9"
Game Room	Basement	18`3" x 18`8"
Furnace/Utility Room	Basement	7`8" x 6`6"
Balcony	Main	9`11" x 22`5"
Other	Basement	9`2" x 22`11"
Bedroom	Basement	13`7" x 11`7"
4pc Bathroom	Main	8`4" x 4`11"
4pc Bathroom	Basement	8`1" x 4`11"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0714427

Remarks

Pub Rmks:

Imagine a home where luxury meets tranquility, where every morning welcomes you with radiant sunbeams and every evening bids goodbye with scenic water views. Welcome to your rare find in the heart of Bayside... An immaculate, fully finished walkout bungalow, backing onto the canal and facing a lush green space. A home that's not just a place to live, but a sanctuary. Step inside over 2700 square feet of elegance, where soaring ceilings grace the main level, complemented by a wall of windows that flood your living space with natural light and frame the breathtaking water views. The heart of this home, a chef's kitchen, boasts an open plan, plenty of cupboard and counter space, and a massive island - perfect for gathering around stories and good food. Unwind by the warmth of your gas fireplace or step out onto your upper deck, capturing the essence of the canal's peaceful flow. This is serenity, redefined. Indulge in the privacy of your luxurious master suite, complete with a full 5-piece en-suite and a generous walk-in closet, a personal retreat designed for comfort and elegance. The second bedroom seamlessly transforms into a main floor den, library, or office, adapting to your every need with grace and versatility. With a double attached heated garage, this home extends its warm embrace to your cherished vehicles. Descend to the walkout basement, revealing two more generous bedrooms, an awesome rec room with a wet bar - the ideal space for entertainment and relaxation. Step outside to your covered patio, leading to a professionally landscaped yard with a concrete pad, storage shed, and an irrigation system, ensuring every inch of your outdoor space is as immaculate as the interior. Located in an unrivaled spot, steps away from a majestic walking bridge, ensuring a mature landscape in an extremely quiet locale. With walking distance to schools, parks, paths, and amenities, your new home promises a life where balance is not a concept, but a daily reality. Don't just dream of a perfect home - live it. In this competitive market, this opportunity is as rare as it is captivating. Act now and secure your piece of paradise. Inquire today and take the first step towards a life well-lived. Your dream home awaits.

Inclusions:
Property Listed By:

Storage Shed
Real Broker

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













