



THE
A-TEAM

**RE/MAX
FIRST**

317 BAYSIDE Place, Airdrie T4B 2X5

MLS®#: **A2129141** Area: **Bayside** Listing **09/28/24** List Price: **\$730,000**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 24-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2003**
Lot Information
 Lot Sz Ar: **9,655 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,954**
 Low Sqft:
 Ttl Sqft: **1,954**

DOM

66
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Creek/River/Stream/Pond,Cul-De-Sac,Open Lot,Pie Shaped Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Balcony,Garden,Playground,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Second	12`10" x 15`7"
Bedroom	Second	8`8" x 10`3"
Bedroom	Lower	12`5" x 9`7"
4pc Ensuite bath	Second	
3pc Bathroom	Basement	
Kitchen	Main	11`5" x 12`7"
Den	Main	9`6" x 11`4"

Room	Level	Dimensions
Bedroom	Second	11`6" x 12`4"
Bedroom	Second	12`10" x 10`10"
Bedroom	Lower	12`0" x 9`6"
4pc Bathroom	Second	
2pc Bathroom	Main	
Living Room	Main	14`5" x 14`8"
Dining Room	Main	11`11" x 11`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0212881

Remarks

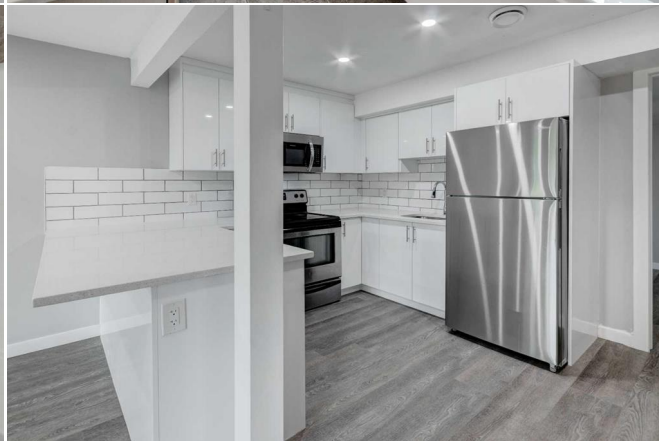
Pub Rmks: **Check out this 2 bedroom Walkout Suite. A rare find in Airdrie. Gorgeous renovated 6 bedroom walkout home on a 1/5 acre lot. 2 bedroom "legally" suited. 4 bedrooms on the upper floor for your large family. The main and walkout basement has recently been updated. Elegant and modern decor. Open concept with New Luxury Vinyl Plank flooring. Large den / office on the main floor. New and stylish kitchen with a large center island; quartz counter tops. A massive windows with plenty of sunshine. Imagine all the family gatherings in this spacious home. Enormous south facing lot for the gardening enthusiasts. A great home for kids. City approved LEGAL SUITE. Separate laundry. Convenient access to schools and shopping. Vacant and ready to move in. Call your favorite Realtor for a tour ;)**

Inclusions:
Property Listed By: **2 Sheds, 2nd set of washer / dryer
CIR Realty**

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









317 Bayside Pl SW, Airdrie, AB

Main Floor Exterior Area 973.00 sq ft
Interior Area 904.35 sq ft
Excluded Area 277.99 sq ft



0 5 10 ft

PREPARED: 2024/09/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

317 Bayside Pl SW, Airdrie, AB

Basement (Below Grade) Exterior Area 520.28 sq ft
Interior Area 527.34 sq ft



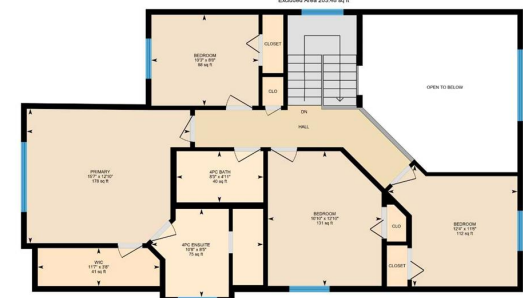
0 3 6 ft

PREPARED: 2024/09/27

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317 Bayside Pl SW, Airdrie, AB

2nd Floor Exterior Area 500.25 sq ft
Interior Area 599.64 sq ft
Excluded Area 203.49 sq ft



0 4 8 ft

PREPARED: 2024/09/27

White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.