



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**245 BAYSIDE Loop, Airdrie T4B 3W7**

MLS®#: **A2132627**

Area: **Bayside**

Listing Date: **05/31/24**

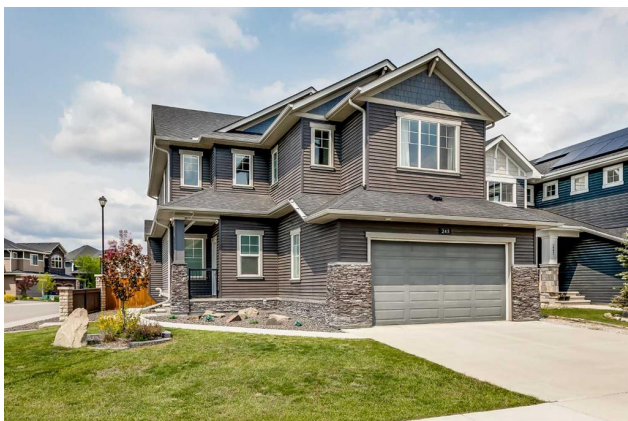
List Price: **\$869,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2015**

Lot Information

Lot Sz Ar: **5,272 sqft**  
Lot Shape:

Access:

Lot Feat: **Corner Lot,Cul-De-Sac,Landscaped,Treed,Views**  
Park Feat: **Double Garage Attached,Insulated**

DOM

**30**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Covered Courtyard,Garden,Storage**

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

Kitchen Appl: **Built-In Freezer,Built-In Oven,Built-In Refrigerator,Dishwasher,Dryer,Induction Cooktop,Microwave,Range Hood,Washer,Window Coverings**  
Int Feat: **Bookcases,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

| Room         | Level  | Dimensions    |
|--------------|--------|---------------|
| 2pc Bathroom | Main   | 6`7" x 3`0"   |
| Kitchen      | Main   | 9`5" x 9`11"  |
| Living Room  | Main   | 17`9" x 17`8" |
| 4pc Bathroom | Second | 8`0" x 5`0"   |
| Bedroom      | Second | 13`0" x 9`11" |
| Bedroom      | Second | 17`7" x 12`1" |

| Room              | Level  | Dimensions    |
|-------------------|--------|---------------|
| Dining Room       | Main   | 13`0" x 12`3" |
| Laundry           | Main   | 6`9" x 10`5"  |
| Storage           | Main   | 5`2" x 3`6"   |
| 5pc Ensuite bath  | Second | 13`3" x 9`8"  |
| Bedroom           | Second | 13`5" x 10`2" |
| Bedroom - Primary | Second | 13`7" x 17`9" |

Walk-In Closet  
Other  
Game Room

Second  
Basement  
Basement

13`3" x 5`9"  
9`2" x 4`8"  
25`9" x 13`5"

4pc Bathroom  
Bedroom  
Storage

Basement  
Basement  
Basement

8`4" x 4`11"  
16`3" x 8`11"  
6`2" x 4`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

1313368

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to this exquisite five-bedroom, three and a half bathroom two-storey McKee built home, perfectly situated on a corner lot in the desirable community of Bayside in Airdrie. Boasting over 3200 square feet of developed living space, this residence offers a blend of modern elegance and functional design. Step into a large entryway that sets the tone for the spacious and airy layout. The main floor showcases 9' ceilings and laminate flooring, creating a seamless flow between the living, dining, and kitchen areas. Large windows flood the space with natural light, highlighting the cozy gas fireplace in the living room. The kitchen is a chef's dream, equipped with granite countertops, upgraded stainless steel appliances including a built-in fridge & freezer, double oven & microwave, induction cooktop, and a convenient double drawer dishwasher. The large island with a breakfast bar and full-height cabinets offers ample storage and counter space. A walk-through butler's pantry provides additional storage and convenience. The main floor also includes a 2-piece powder room and a laundry room complete with Granite counters, a sink and cabinets. At the top of the staircase, enjoy a charming window bench. The rare 4-bedroom layout upstairs features plush carpeting. The spacious primary suite includes a vaulted ceiling and a luxurious ensuite with granite countertops, dual sinks, a makeup station, an oversized soaker tub, and an expansive shower, along with a walk-in closet. A well-appointed 4-piece bathroom completes the upper floor. The basement includes an extra bedroom and a 4-piece bathroom. The media room is equipped with built-in Dolby Atmos surround sound and 4 height channels, perfect for movie nights. A full wet bar and fridge makes entertaining a breeze. A cold room closet and builder-grade finishes add to the basement's functionality. The oversized double attached garage boasts 2x4 shelving on both sides, room for 2 cars, a 6x8' storage loft, a work area with a workbench below, and additional overhead storage. Additional amenities include air conditioning for hot summer nights, central vacuum rough-in, water softener, motorized blinds, and upgraded insulation between all walls and floors. The backyard includes a composite deck with a BBQ gas line, a lower stamped concrete patio with a covered gazebo, and an additional concrete patio on the side of the house. The beautifully landscaped and fully fenced yard includes a storage shed for added convenience. The fully fenced dog run includes access from the garage or back yard. Located in the vibrant community of Bayside, this home is close to the canal and walking paths, parks, playgrounds, schools, and shopping, offering a perfect blend of tranquility and convenience. This property is a must-see for those seeking a well-appointed home with ample space and modern amenities. Don't miss the opportunity to make this house your dream home.**

Inclusions:

**Shed, Air Conditioning, Gazebo, Workbench & cabinets, Garage shelving, Basement Fridge, Mini Fridge, 7 Speakers, Sub, Receiver, Living Room TV, Ikea walk-in closet in master bedroom, 75-inch basement TV**

Property Listed By:

**Real Broker**

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





