

967 BAYSIDE Drive, Airdrie T4B 3E4

MLS®#: **A2135177** Area: **Bayside** Listing **06/13/24** List Price: \$779,750

Status: Active County: Airdrie Change: -\$15k, 30-Aug Association: Fort McMurray

Date:



General Information

Prop Type: Residentia Sub Type: Detached

City/Town: Airdrie
Year Built: 2005
Lot Information

Lot Sz Ar: **5,866 sqft**Lot Shape:

Access:

Lot Feat:

Lot reat:

Park Feat:

Residential DOM 107

d Layout
Finished Floor Area Beds:

Low Sqft:

Ttl Sqft: **1,459**

<u>Parking</u> Ttl Park:

Baths:

Style:

Ttl Park: 4
Garage Sz: 2

4 (2 2)

3.0 (3 0)

Bungalow

 ${\bf Back\ Yard, Creek/River/Stream/Pond, Front\ Yard, Lawn, Low\ Maintenance\ Landscape, Gentle\ Sloping, Nonce the Company of the Company o$

Neighbours Behind, Landscaped, Rectangular Lot, See Remarks

Abv Saft:

Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated

1,459

Utilities and Features

Roof: Asphalt Shingle Construction:

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

Sewer: Flooring:

Ext Feat: Balcony Carpet, Hardwood, Tile

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Gas Range,Microwave,Microwave Hood Fan,Refrigerator,Washer,Window Coverings

Int Feat: Bar, Breakfast Bar, Central Vacuum, Closet Organizers, French Door, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s)
Utilities:

Room Information

Disconsister December 1

Level Level **Dimensions** Room **Dimensions** Room Den Main 16`2" x 15`3" Kitchen Main 13`3" x 10`8" **Dining Room** Main 10`5" x 8`10" **Living Room** Main 16`2" x 15`3" Walk-In Closet **Bedroom - Primary** Main 14`11" x 12`6" Main 5`7" x 5`6" 4pc Ensuite bath Main 12`6" x 8`6" **Bedroom** 9'9" x 9'9" Main 4pc Bathroom Main 7`10" x 5`0" **Family Room** Lower 16`8" x 12`8"

Game Room Bedroom Furnace/Utility Room	Lower Lower Lower	17`11" x 14`11" 12`1" x 11`5" 7`0" x 5`7"	Bedroom 3pc Bathroom Laundry	Lower Lower Lower	12`3" x 10`4" 9`2" x 6`0" 12`3" x 8`5"
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Title:		Zoning:			
Fee Simple		R1			
Legal Desc:	0413806				
			Remarks		
Pub Rmks:	Welcome to Bayside in Airdrie! This property is a real gem and is a must seen in person to be fully appreciated. This very well kept home is a low maintenance bungalow with a total of 4 bedrooms, 2 upstairs, and 2 down, a den/office area off the front door, 3 full bathrooms, vaulted ceilings on the main, and over 2700 square feet of developed living space. The real treat this time of year is the gorgeous back yard area and it expansive decks, low maintenance strip of grass (with irrigation front and back) and the direct access to the canal. The canal is stocked with fish for catch and release, can be enjoyed on a kayak, canoe, stand up paddle board, or take a walk and enjoy the beauty from the pathways. The basement level of the home is a walkout, with a great room including a fire place, a bar area, and a games room that can be used as you see fit, along with the 2 additional bedrooms, full bathroom, laundry and storage. This home has Air Conditioning to keep you comfortable on the hottest of days. Its walking distance to numerous amenities, including coffee, restaurants, convenience store, pharmacy, medical, and a barber shop to name a few. This location is fantastic! Come take a look - you're going to love this one.				
Inclusions:	N/A				
Property Listed By:	RE/MAX House of Rea	al Estate			

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