



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2429 BAYSIDE Circle, Airdrie T4B 0V3**

MLS®#: **A2137103**      Area: **Bayside**      Listing Date: **05/31/24**      List Price: **\$1,199,900**  
 Status: **Active**      County: **Airdrie**      Change: **-\$55k, 18-Jun**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2011**      Abv Sqft: **2,676**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,220 sqft**      Ttl Sqft: **2,676**  
 Lot Shape:

DOM

**120**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Views**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Cedar,Stone,Veneer,Wood Frame**  
 Heating: **Forced Air,Natural Gas**      Flooring: **Carpet,Hardwood,Tile**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Cooktop,Microwave,Oven,Refrigerator,Washer/Dryer**  
 Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Pantry,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	7`1" x 11`8"	Den	Main	10`3" x 11`11"
Mud Room	Main	7`10" x 7`11"	Pantry	Main	5`11" x 5`6"
Kitchen	Main	10`0" x 14`0"	Dining Room	Main	11`7" x 14`0"
Living Room	Main	16`4" x 16`11"	Bedroom - Primary	Upper	14`11" x 13`8"
Bedroom	Upper	14`11" x 11`4"	Bedroom	Upper	14`11" x 14`7"
Bonus Room	Upper	16`9" x 14`11"	Laundry	Upper	6`10" x 7`10"
Storage	Lower	6`4" x 15`11"	Foyer	Lower	7`0" x 10`1"

<b>Media Room</b>	<b>Lower</b>	<b>16`4" x 16`7"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>18`5" x 13`0"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`3" x 13`6"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`6" x 5`4"</b>
<b>5pc Bathroom</b>	<b>Upper</b>	<b>11`4" x 4`11"</b>	<b>5pc Ensuite bath</b>	<b>Upper</b>	<b>13`11" x 10`8"</b>
<b>3pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 7`11"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0911011**

Zoning:  
**R1**

Remarks

Pub Rmks: **Nestled in the prestigious Bayside neighbourhood in Airdrie, this exquisite former McKee show home is located on the canals offering unparalleled luxury and comfort surrounded by nature. With upgrades galore this home features an open layout concept and over 3600 sqft of developed living space! The heart of the home is the main floor. It features the chef's kitchen, living room and large dining area (seating for 10+). The chefs kitchen is enhanced by a beautiful coffered ceiling, pendant and recessed lighting, stunning stone accent walls, gas fireplace, hardwood flooring, ceiling-height cupboards, a gas cooking range with an elegant SS hood fan, built-in oven & convection microwave, stainless steel appliances, tile back splash, 2 refrigerators and stunning 2 level eat up kitchen island all adorned with gleaming granite countertops. Walkthrough to the butler's pantry complete with a coffee bar, ice machine, additional cupboards, and ample storage, seamlessly connecting the kitchen to the boot room with custom built-in's for all your family stuff! The oversized attached double garage is fully finished and electric baseboard heated! Perfect for a workshop and heated storage for all your toys. The main floor also features a large office with two desks and filing cabinets, stone accent wall, fire place and nicely tucked away 1/2 bath. The upper level boasts a spacious bonus room with vaulted ceilings, wood accent roof, and its own deck overlooking the serene canal. The primary suite, also with vaulted ceilings and a ceiling fan, offers a sun-filled 5-piece ensuite with a skylight and a generous walk-in closet with custom built-ins. Two additional large bedroom, large 5 pc bathroom and a Jack and Jill laundry room complete the upper floor. The fully finished basement is an entertainer's dream, featuring a CUSTOM HOME THEATER with tiered seating, custom reclining leather couches, a sound surround system, custom built in dry bar and a popcorn machine for perfect family movie nights! Additionally, the walkout basement features a 4th bedroom, a 3-piece bathroom, a storage room, and a versatile 5th bedroom that can easily be converted into an in-law suite, guest bedroom, dance studio etc.... The backyard is an oasis filled with nature and tranquility. With a beautifully built pergola, fire pit area, swinging porch benches, and a PRIVATE DOCK (paddle board included!!) for enjoying the kms of canals and beautiful nearby waterfall. The canal in the winter is used to play pond hockey, tones of fun year round for the whole family. Fully landscaped and fenced, the backyard also includes cement stairs to the back yard and air conditioning for ultimate comfort. Don't miss the chance to own this special property in the heart of Airdrie!**

Inclusions: **2x refrigerators, gas cook top, hood fan, wall oven, microwave, dishwasher, ice maker, bar fridge, washer, dryer, popcorn machine, projector, screen and sound surround system, Sonos speaker system, entertainment unit in bonus room, tv in living room, paddle boat, garage door openers, rubber mats in garage, window coverings, metal shelves in shed, storage box under deck.**

Property Listed By: **CIR Realty**

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