



THE
A-TEAM

**RE/MAX
FIRST**

2237 BAYSIDE Road, Airdrie T4A 3W6

MLS®#: **A2138892**

Area: **Bayside**

Listing Date: **06/25/24**

List Price: **\$1,050,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**
Lot Information
Lot Sz Ar: **6,693 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,276**
Low Sqft:
Ttl Sqft: **2,276**

DOM

95
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Front Yard,Lawn,No Neighbours Behind,Landscaped,Private,Views**
Park Feat: **Double Garage Attached,Insulated,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**

Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Chandelier,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Main	7`10" x 8`10"	Living Room	Main	26`11" x 16`4"
Kitchen With Eating Area	Main	20`9" x 19`11"	Pantry	Main	7`4" x 11`1"
Mud Room	Main	11`4" x 5`11"	Den	Main	8`11" x 11`11"
Bonus Room	Upper	15`7" x 12`3"	Laundry	Upper	7`7" x 11`11"
Game Room	Basement	20`1" x 19`10"	Family Room	Basement	26`3" x 14`4"

Storage	Basement	12`2" x 14`7"	Bedroom - Primary	Upper	12`10" x 13`2"
Walk-In Closet	Upper	7`7" x 8`8"	Bedroom	Upper	11`0" x 10`11"
Bedroom	Upper	10`8" x 12`3"	Bedroom	Basement	9`6" x 10`9"
2pc Bathroom	Main	0`0" x 0`0"	5pc Ensuite bath	Upper	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	3pc Bathroom	Basement	0`0" x 0`0"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **1313368**

Remarks

Pub Rmks: **Directly backing onto the private canals in the exclusive community of Bayside Estates sits this stunning, fully finished walkout home. A quaint front porch greets guests and entices peaceful morning coffees watching the sunrise. Inside is almost 3,500 sq. ft of developed space with high-end upgrades that include central air conditioning, 9' ceilings, built-in speakers, vinyl plank flooring, gorgeous designer details and an open floor plan perfectly situated to make the most of those tranquil views. Barn sliders open to the main floor den for a quiet work or study space. Floor-to-ceiling stone encases the focal fireplace in the living room inviting you to sit back and relax. The gourmet kitchen seamlessly combines style with function featuring quartz countertops, stainless steel appliances, crisp white cabinets, a massive island with seating and a walk-through pantry for easy grocery unloading. Adjacently the dining room is a casually elegant space to convene for family meals and entertaining with the canal views as the breathtaking backdrop. Host summer barbeques or simply unwind on the deck watching the kayakers row by. A large mudroom and a privately tucked away powder room complete this level. Ascend the staircase illuminated by beautiful cascade lighting to the upper level bonus room and enjoy your downtime in this airy space with soaring vaulted ceilings, gorgeous lighting and oversized windows. French doors open to the primary bedroom - a true owner's sanctuary thanks to the expansive balcony overlooking the canals, grand vaulted ceilings, luxurious 5-piece ensuite and large walk-in closet with convenient access to the upper level laundry room. Both additional bedrooms on this level are spacious and bright sharing the 4-piece bathroom. The finished walkout basement has loads of space to entertain or relax in either the rec room or the family room inviting everyone to gather over movie and games nights. A 4th bedroom and another full bathroom complete this level. Walkout to the covered patio in your private yard and lavish in the effortless access to outdoor recreation. 6 km of waterways right out your door add to your active lifestyle for kayaking, cray fishing and ice skating in the winter or simply lounge waterside watching the birds, fish and other wildlife. Just a short bike ride away to the always popular Chinook Winds Park in neighbouring Prairie Springs a spray park, 3 playgrounds, a skate park, a multitude of various sports courts, a toboggan hill and seasonal concessions. Schools, transit and every amenity are also close by. Truly an unbeatable location with everything close at hand in a friendly neighbourhood that embraces the natural beauty of rural living yet has all the comforts of big city life!**

Inclusions: **None**
 Property Listed By: **First Place Realty**

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