



THE
A-TEAM

**RE/MAX
FIRST**

1207 BAYSIDE Drive, Airdrie T4B 5E6

MLS®#: **A2150706**

Area: **Bayside**

Listing Date: **07/25/24**

List Price: **\$1,599,000**

Status: **Active**

County: **Airdrie**

Change: **-\$51k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2021**

Lot Information

Lot Sz Ar: **10,677 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,City Lot,Front Yard,Landscaped,Rectangular Lot**
Park Feat: **Double Garage Attached,Oversized**

DOM

53
Layout
Beds: **4 (2 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

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

Utilities and Features

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

Construction: **Cement Fiber Board,Stone**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Central Air Conditioner,Dryer,Garage Control(s),Induction Cooktop,Microwave,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Soaking Tub,Stone Counters,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`3" x 10`3"
Living Room	Main	23`4" x 16`7"
Laundry	Main	7`5" x 5`11"
Family Room	Basement	25`6" x 17`7"
Bedroom - Primary	Main	14`11" x 12`11"
Bedroom	Basement	11`3" x 10`2"

Room	Level	Dimensions
Dining Room	Main	13`4" x 10`3"
Bedroom	Main	12`2" x 8`5"
Mud Room	Main	6`6" x 6`1"
Game Room	Basement	25`0" x 13`2"
Bedroom	Basement	12`4" x 10`7"
2pc Bathroom	Main	5`1" x 5`0"

5pc Ensuite bath

Main

14`8" x 11`6"

3pc Bathroom
Legal/Tax/Financial

Basement

11`6" x 4`11"

Title:
Fee Simple
Legal Desc:

1812328

Zoning:
R1

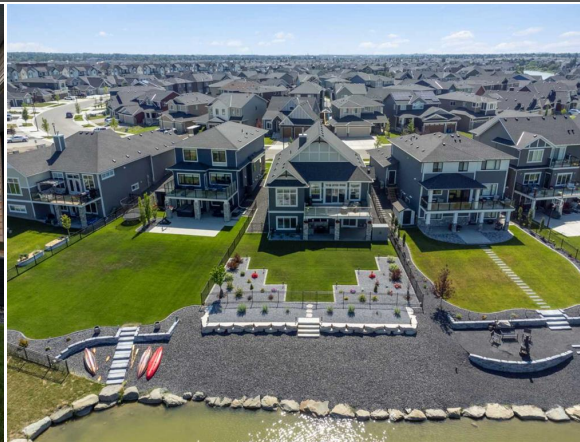
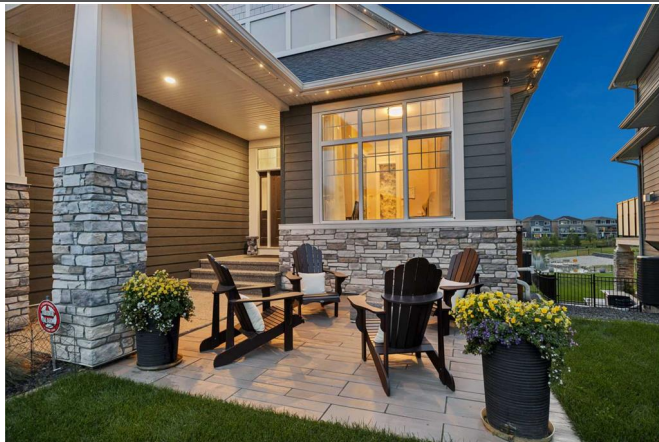
Remarks

Pub Rmks: **Experience luxury living in the exclusive enclave of Bayside Estates. This exceptional walkout bungalow is located on a massive 992-square-meter lot with direct waterfront access. With no expense spared and meticulous attention to detail, this home exudes pride of ownership from the moment you step onto the property. From Gemstone lights front and back, to the smart irrigation system, to the stunning landscaping, you'll appreciate that nothing is left to do but enjoy your peaceful surroundings. This McKee-built air-conditioned home has been modified and expanded to measure nearly 1900 square feet above grade. Walking through the front door, you'll be inspired by the sweeping views of the canal that span the width of the home. 10-foot high ceilings, 8-foot doors, a gorgeous open plan, and an impeccable design elevate this home. The kitchen has a stunning central island with rich quartz countertops, an induction stove, a built-in oven & microwave, and a professional-grade fridge and freezer. The butler pantry is a fabulous touch and the walk-in pantry is amply sized for all your food storage needs. The living space on this main level lends well to entertaining. You will love the upgraded vinyl decking off the living room while enjoying morning coffees or watching the kayakers on warm summer nights. With west views to the back, the setting sun will never look so good. The primary suite offers unobstructed views of the canal with an opulent 5 piece ensuite that features heated floors, a deep soaker tub, a designated makeup station, and an oversized shower. The walk-in closet has custom storage options and leads conveniently to the laundry room. A main floor office/bedroom and a bold powder room complete the main level. The fully developed basement is meant for game days and fun. The recreation space includes a fantastic wet bar with heated floors and a fridge. This is where friends will gather for NFL Sundays and poker matches. Additionally, there are two bedrooms, a 4 piece bathroom with heated floors, and nearly 200 square feet of unfinished space for storage and organization. The fully fenced backyard beckons with a large exposed aggregate patio, rough-in for a hot tub, green space for the kids, symmetrical flower beds, and a retaining wall with steps that lead to the water. This home is truly exceptional and must be seen to be truly appreciated. Bayside Estates is a phenomenal community with extensive walking paths, playgrounds, and schools. Check out the link to the iGuide tour for an immersive virtual experience.**

Inclusions: **Gemstone Lights, TV mounting brackets, mounted TV's, storage racking (bins NOT included), Shelf at front door, Office desk, shed, shelves in ensuite toilet room, shoves in powder room, outside camera's**

Property Listed By: **CIR Realty**

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

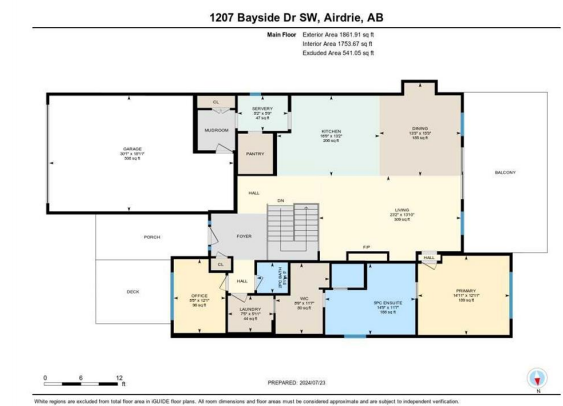
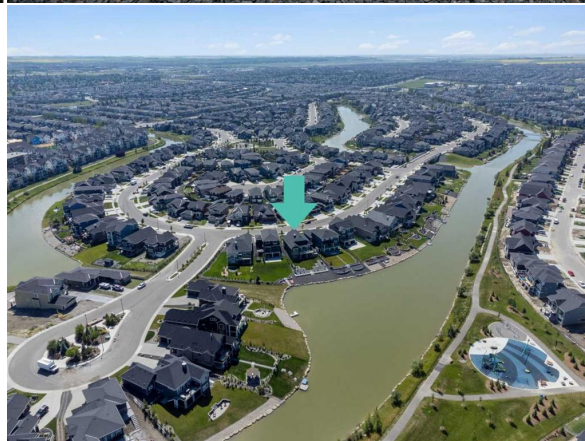
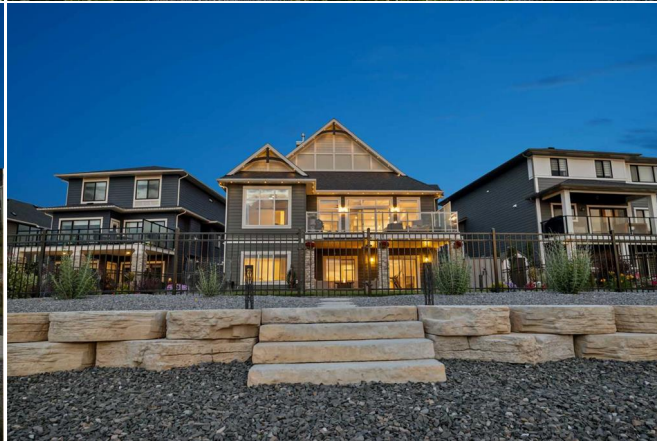












1207 Bayside Dr SW, Airdrie, AB

Basement (Below Grade) Exterior Area 1347.13 sq ft
Interior Area 1947.47 sq ft



PREPARED: 20240721



While 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.