



THE
A-TEAM

**RE/MAX
FIRST**

354 BAYWATER Common, Airdrie T4B0A7

MLS® #: **A2151650**

Area: **Bayside**

Listing Date: **07/23/24**

List Price: **\$775,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **4,337 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,614**

Low Sqft:

Ttl Sqft: **1,614**

DOM

55

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air, Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher, Electric Stove, Gas Cooktop, Range Hood, Refrigerator**
Int Feat: **Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Great Room	Main	15` 4" x 16` 8"
4pc Bathroom	Main	0` 0" x 0` 0"
5pc Ensuite bath	Main	0` 0" x 0` 0"
Flex Space	Main	9` 2" x 8` 2"

Room	Level	Dimensions
Nook	Main	11` 10" x 11` 0"
Bedroom - Primary	Main	14` 0" x 12` 10"
Bedroom	Main	10` 6" x 10` 0"

Legal/Tax/Financial

Title: **Fee Simple**
Legal Desc: **2311179**

Zoning: **R1**

Remarks

Pub Rmks: **Nestled in the well established community of Bayside in Airdrie, the Clover built by Genesis Builds offers a blend of modern elegance and functional design. This stunning 2 bedroom bungalow, 2-bath home showcases a Craftsman exterior and features an open-concept living space perfect for contemporary lifestyles. The main floor includes a spacious office, ideal for remote work, and a stylish kitchen with a central island. It boasts a spacious primary bedroom, and a luxurious ensuite with a double vanity. With a double car attached garage. Some of its features include a loaded kitchen with wall oven and gas cooktop, vaulted ceilings, 9 ft basement and deck. Photos are representative.**

Inclusions: **N/A**
Property Listed By: **Bode Platform Inc.**

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