



THE
A-TEAM

**RE/MAX
FIRST**

1362 BAYSIDE Drive, Airdrie T4B 3W8

MLS®#: **A2152689**

Area: **Bayside**

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

List Price: **\$655,900**

Status: **Active**

County: **Airdrie**

Change: **-\$4k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **4,348 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,065**
Low Sqft:
Ttl Sqft: **2,065**

DOM

53
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Low Maintenance Landscape,Street Lighting,Private**
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Playground,Private Yard**

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Humidifier,Microwave,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Granite Counters,No Animal Home,No Smoking Home,Pantry,Sump Pump(s),Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"
Living Room	Main	14`1" x 15`3"
4pc Bathroom	Second	8`8" x 4`10"
Bedroom	Second	13`2" x 8`11"
Bonus Room	Second	18`0" x 11`2"
Bedroom - Primary	Second	15`1" x 15`4"

Room	Level	Dimensions
Dining Room	Main	12`11" x 9`2"
Kitchen	Main	12`11" x 10`1"
4pc Ensuite bath	Second	11`7" x 12`9"
Bedroom	Second	13`2" x 9`0"
Laundry	Second	8`8" x 6`5"
Mud Room	Main	7`9" x 7`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313368

Zoning:
R1

Remarks

Pub Rmks: **Located in the lovely family-oriented neighborhood of Bayside Estates, this beautiful 2065-square-foot home presented by the original owners is sure to exceed your expectations. This property invites you into a functional floor plan with 9-foot ceilings and hardwood floors. The mud room currently used as an office leads to a tiled walk-through pantry with extra storage, then into the kitchen with granite counter tops, a classy backsplash, and all major appliances. The living room promotes relaxation with large windows that look out to a 30' wide deck and a south-facing backyard with a play structure. This home has a very spacious master bedroom with vaulted ceilings, a full 4-piece en-suite, and a walk-in closet. There are two additional spacious bedrooms on this level that share a 4-piece tiled family bathroom. Beside the large bonus room with vaulted ceilings located on the upper floor is a tiled laundry room with large granite countertop, shelving and relatively new washer and dryer appliances purchased in 2022. The basement is roughed in with 9-foot ceilings, a sump pump, and a central-vac rough-in. This lovely home is situated in close proximity to several parks, biking paths, canal pathways, and shopping amenities.**

Inclusions:
Property Listed By: **Playground Structure, Wall clock
Royal LePage Benchmark**

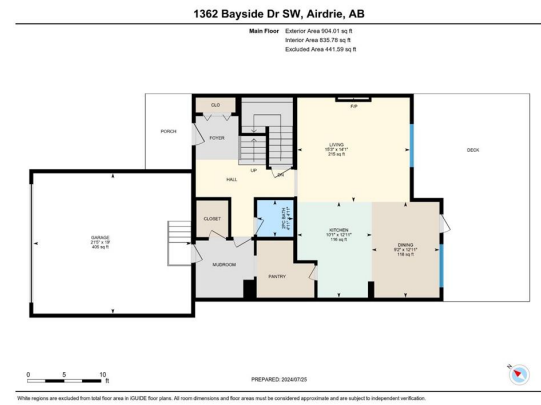
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











1362 Bayside Dr SW, Airdrie, AB

2nd Floor Exterior Area 113.08 sq ft
Interior Area 1084.82 sq ft



1362 Bayside Dr SW, Airdrie, AB

Basement (Below Grade) Exterior Area 525.15 sq ft
Interior Area 771.45 sq ft

