



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2773 BAYWATER Landing, Airdrie T4B 5K6**

MLS® #: **A2155336**

Area: **Bayside**

Listing Date: **08/08/24**

List Price: **\$1,048,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**

Sub Type: **Detached**

City/Town: **Airdrie**

Year Built: **2023**

Lot Information

Lot Sz Ar: **5,898 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft: **2,022**

Low Sqft:

Ttl Sqft: **2,022**

DOM

**41**

Layout

Beds: **4 (4 )**

Baths: **3.0 (3 0)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard,Gentle Sloping,Irregular Lot,Landscaped,Level**

Park Feat: **Additional Parking,Alley Access,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Composite Siding,Concrete,Manufactured Floor**

**Joist,Mixed,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer**

Int Feat:

**Crown Molding,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Vaulted Ceiling(s),Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	12`0" x 17`4"	Dining Room	Main	11`0" x 11`8"
Kitchen	Main	10`0" x 10`0"	Spice Kitchen	Main	7`6" x 6`6"
Bedroom	Main	9`6" x 11`0"	3pc Bathroom	Main	8`0" x 5`6"
Bedroom - Primary	Upper	12`4" x 17`6"	5pc Ensuite bath	Upper	10`6" x 8`6"
Bedroom	Upper	9`8" x 10`8"	Bedroom	Upper	9`6" x 10`7"
3pc Bathroom	Upper	5`2" x 8`1"	Laundry	Upper	5`0" x 8`0"
Bonus Room	Upper	12`10" x 13`6"			

Legal/Tax/Financial

Title: **Fee Simple**  
Legal Desc: **2211099**

Zoning: **R1-L**

Remarks

Pub Rmks: **Carriage Legal Suite Included! Welcome to the Roscrea in Bayside Estate by our award winning builder, McKee Homes. This gorgeous newly built spec home offers ample space for a growing family in one of the best communities in Airdrie! Offering many upgrades through out with over 2000 sq.ft of living space this home is sure to meet your needs. Featuring 3 large bedrooms, 3 full bathrooms. A large living, dining and kitchen area complimenting each other along with a spice kitchen neatly tucked away and an office space which could also be used as a functional bedroom with a closet. The main floor also offers 9 foot ceilings, a spacious deck off the rear and a full bathroom. The upper floor hosts 3 large bedrooms, including the primary bedroom with high vaulted ceilings, you'll also find high vaulted ceilings in the bonus room as well. The bonus feature of this home is that we offer a beautiful bright legal carriage suite onto of the triple garage! Come see what nearly 40 years of home building experience gets you in the heart of Bayside Estate!**

Inclusions: **NA**  
Property Listed By: **Manor Real Estate Ltd.**

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