



THE
A-TEAM

**RE/MAX
FIRST**

1358 BAYSIDE Drive, Airdrie T4B3W8

MLS®#: **A2158796**

Area: **Bayside**

Listing Date: **08/19/24**

List Price: **\$849,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2018**

Lot Information

Lot Sz Ar: **4,596 sqft**
Lot Shape:

Access:

Lot Feat: **Back Yard,Private**
Park Feat: **Triple Garage Attached**

DOM

30
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **1**
Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **In Floor,Fireplace(s),Forced Air**
Sewer:
Ext Feat: **Lighting,Private Yard,Storage**

Construction: **Composite Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Microwave,Refrigerator,Washer/Dryer,Window Coverings,Wine Refrigerator**

Int Feat: **Built-in Features,Ceiling Fan(s),Kitchen Island,Pantry,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	13`10" x 13`5"
Bedroom	Second	10`5" x 9`11"
Bonus Room	Second	11`9" x 9`6"
4pc Bathroom	Basement	9`3" x 4`11"
4pc Bathroom	Second	10`3" x 6`0"
Bedroom	Basement	11`11" x 9`9"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Second	10`3" x 11`9"
Bedroom	Second	13`2" x 9`8"
5pc Ensuite bath	Second	13`10" x 11`5"
2pc Bathroom	Second	4`11" x 4`8"
Bedroom	Basement	12`6" x 9`10"
Living Room	Main	17`0" x 13`8"

Kitchen	Main	13`11" x 10`5"	Dining Room	Main	9`10" x 13`11"
Entrance	Main	8`1" x 5`3"	Mud Room	Main	7`7" x 7`2"
Den	Main	8`3" x 10`2"	Pantry	Main	9`10" x 5`3"
Laundry	Second	5`10" x 6`10"			

Legal/Tax/Financial

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

Zoning:
R1

Remarks

Pub Rmks: **BAYSIDE ESTATES. STUNNING 2-STOREY HOME. SOUTH-FACING BACKYARD. HARDIE SIDING. TANDEM GARAGE. AIR CONDITIONING. 5 BEDROOMS. OVER 3200 SQ.FT OF LIVING SPACE. Welcome to your dream home in peaceful Bayside Estates! This beautiful two-story home features a bright and open layout, perfect for family living and entertaining. Main Floor: As you enter, you'll find a spacious office tucked behind stylish barn doors. The living room is cozy with a gas fireplace, and the dining area is perfect for meals with family and friends. The kitchen is a chef's dream, with tall cabinets, a huge island, a gas range, a beverage center, and a large pantry. There's also a handy mudroom and half bath right off the tandem garage. Upstairs: The primary bedroom is a relaxing retreat with vaulted ceilings and lots of natural light. The ensuite bathroom has heated floors, a soaker tub, a big shower, and separate closets and sinks for each partner. There are two more bedrooms, a full bathroom, a laundry room with built-in storage, and a versatile bonus space that can easily become a 6th bedroom if needed. Basement: The fully finished basement has a large family room, two more bedrooms, and another full bathroom—perfect for guests or a growing family. Backyard: Enjoy the sunny south-facing backyard, ideal for relaxing or hosting BBQs. The backyard also has a space ready for a hot tub or pool. Extra Features: 9' ceilings on every floor, air conditioning, trim lights with Wi-Fi control, on-demand hot water, a water softener, dual furnaces, and hot and cold water taps in the backyard. Located close to Nose Creek Elementary and all the amenities of Bayside, this home is ready for you to move in and enjoy!**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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