



THE
A-TEAM

**RE/MAX
FIRST**

525 BAYWATER Manor, Airdrie T4B 5R5

MLS® #: **A2160674** Area: **Bayside** Listing Date: **09/15/24** List Price: **\$728,000**
 Status: **Active** County: **Airdrie** Change: **-\$23k, 13-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2024** Abv Sqft: **2,024**
Lot Information Low Sqft:
 Lot Sz Ar: **3,971 sqft** Ttl Sqft: **2,024**
 Lot Shape:

DOM

79
Layout
 Beds: **3 (3)**
 Baths: **2.0 (2 0)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Interior Lot,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Other**

Construction:
Mixed
 Flooring:
Carpet,Tile,Vinyl
 Water Source:
 Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Electric Range,Garage Control(s),Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Den	Main	10`0" x 10`0"	Living Room	Main	12`0" x 13`6"
Dining Room	Main	11`0" x 10`0"	Kitchen	Main	10`10" x 9`6"
Bedroom - Primary	Upper	12`10" x 13`6"	5pc Ensuite bath	Upper	9`4" x 10`1"
Bonus Room	Upper	14`4" x 11`0"	Bedroom	Upper	10`8" x 11`6"
Bedroom	Upper	12`0" x 12`2"	3pc Bathroom	Upper	5`0" x 8`6"
Laundry	Upper	8`6" x 7`2"			

Legal/Tax/Financial

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

Zoning: **R1-U**


Remarks

Pub Rmks: **Award winning builder McKee Homes is proud to offer "The Ferns" model for a quick possession. Nestled in the beautiful community of Bayside this wonderful family home offers over 2000 SF with 3 beds and 2.5 baths. Also included you'll find a well designed 5 piece ensuite, bonus room and laundry room on the upper floor. On the main floor you're welcomed with high ceilings, an office space, oversized walk in pantry and a large open space for the kitchen, dining and living room which is accompanied by a beautiful fireplace. The side entrance makes for an easy access point directly into the basement for future use as well. Come take a look with your favorite realtor today!**


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



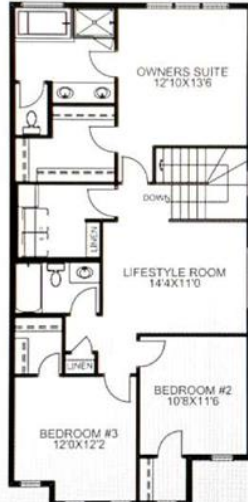


McKEE HOMES

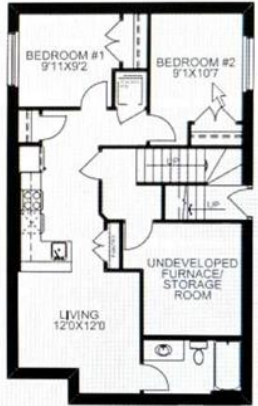




MAIN FLOOR PLAN



UPPER FLOOR PLAN



OPTIONAL
BASEMENT DEVELOPMENT
652 SQ.FT.

THE FERNS
525 BAYWATER MANOR

SQUARE FOOTAGES	
MAIN FLOOR -	933 SQ.FT.
UPPER FLOOR -	1153 SQ.FT.
TOTAL -	2086 SQ.FT.
GARAGE -	461 SQ.FT.

TECHNICAL SIZE = 2024 SQ.FT.
OVERALL WIDTH = 26'
OVERALL DEPTH
(EXCLUDING REAR DECK) = 61'-6"