



THE
A-TEAM

**RE/MAX
FIRST**

357 BAYSIDE Crescent, Airdrie T4B 4H1

MLS® #: **A2160922** Area: **Bayside** Listing Date: **08/28/24** List Price: **\$1,049,000**
 Status: **Active** County: **Airdrie** Change: **-\$50k, 12-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2019** Abv Sqft: **2,505**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,200 sqft** Ttl Sqft: **2,505**
 Lot Shape:

DOM

21
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Seasonal Water**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Wood Frame**
 Heating: **Fireplace(s), Forced Air** Flooring: **Carpet, Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Gas Range, Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Humidifier, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Wine Refrigerator**
 Int Feat: **Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	8`9" x 12`1"	Foyer	Main	7`11" x 9`0"
Living Room	Main	19`5" x 16`5"	Kitchen	Main	20`11" x 15`4"
Dining Room	Main	13`0" x 9`7"	Pantry	Main	7`2" x 7`9"
2pc Bathroom	Main	4`11" x 5`1"	Bedroom	Upper	10`11" x 12`3"
Bedroom	Upper	11`0" x 12`3"	Family Room	Upper	12`5" x 12`4"
4pc Bathroom	Upper	7`10" x 6`10"	5pc Ensuite bath	Upper	10`9" x 13`8"

Bedroom - Primary
Bedroom
Game Room

Upper
Basement
Basement

14`0" x 13`0"
11`0" x 9`6"
14`6" x 12`11"

Laundry
3pc Bathroom
Exercise Room

Legal/Tax/Financial

Upper
Basement
Basement

8`5" x 7`5"
4`7" x 10`2"
20`3" x 20`4"

Title:
Fee Simple
Legal Desc:

1610755

Zoning:
R1

Remarks

Pub Rmks:

Nestled in the heart of a family-friendly community, this impeccably maintained two-story home offers a unique blend of luxury and tranquility. With 2505 sqft of living space on a 6200 sqft waterfront lot, this home promises serene mornings with its east-facing views of the Canal way in Airdrie. Imagine starting your day with a cup of coffee on the expansive wraparound deck, or enjoying an evening by one of the two fireplaces. The gourmet kitchen, with its two-toned cabinetry, marble backsplash, and quartz countertops, is a chef's dream, complete with a designated coffee station and a walkthrough pantry. The dining area provides a picturesque view of the water, making every meal an experience. The walkout basement boasts a dedicated gym and a versatile flex space, perfect for family gatherings or personal retreats. With nearby schools, shopping, and top-notch restaurants, this home is not just a residence, but a LIFESTYLE. Book your showing today with your favourite realtor to experience it for yourself!

Inclusions:
Property Listed By:

Gold's gym,
CIR Realty

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









