



THE
A-TEAM

**RE/MAX
FIRST**

2205 BAYSIDE Road, Airdrie T4B 3W8

MLS® #: **A2161644**

Area: **Bayside**

Listing Date: **08/30/24**

List Price: **\$899,999**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2022**

Finished Floor Area

Abv Sqft: **1,504**

Low Sqft:

Ttl Sqft: **1,504**

Lot Information

Lot Sz Ar: **4,744 sqft**

Lot Shape:

DOM

19

Layout

Beds: **4 (2 2)**

Baths: **2.5 (2 1)**

Style: **Bungalow**

Parking

Ttl Park: **5**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Gentle Sloping,Irregular Lot,Landscaped,Street Lighting,Views**
Park Feat: **Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Silent Floor Joists,Stone,Vinyl Siding,Wood Frame**

Flooring: **Carpet,Hardwood,Tile**

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Tray Ceiling(s),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	18`1" x 10`6"	Dining Room	Main	12`7" x 10`11"
Kitchen	Main	12`10" x 12`7"	Bedroom - Primary	Main	14`2" x 11`11"
5pc Ensuite bath	Main		Bedroom	Main	12`0" x 8`2"
Foyer	Main	9`0" x 8`11"	Laundry	Main	9`11" x 4`11"
Mud Room	Main	7`6" x 7`1"	2pc Bathroom	Main	

Game Room	Basement	26`7" x 21`0"	Bedroom	Basement	12`6" x 12`3"
Bedroom	Basement	12`2" x 10`6"	4pc Bathroom	Basement	
Exercise Room	Basement	16`9" x 12`2"	Furnace/Utility Room	Basement	26`9" x 7`7"

Legal/Tax/Financial

Title: Fee Simple
 Legal Desc: 1313368

Zoning: R1

Remarks

Pub Rmks: **WELCOME HOME! This STUNNING McKee built Bungalow sits on a fully fenced and landscaped lot with water views! The home features OVER 2700sf of DEVELOPED AREA and boasts of NUMEROUS upgrades over builder specs, with over 30 additional cabinets, upgraded carpeting, flooring, lighting and more. When you first enter the home, it's as though you are looking at the cover of an architectural magazine. You are greeted by stunning TEN FOOT ceilings (11' over the Living Room), floor to ceiling windows, a gleaming white kitchen with large central island, gorgeous white central fireplace and that is just the beginning. The large Primary bedroom boasts water views, a large walk-in closet (More upgraded cabinets and shelving), LUXURIOUS 5 piece ensuite and connects to the main floor laundry room. A bright office at the entrance of the home is great for a home based business and also features more built-ins. The main living area walks onto the full width deck (with water views). The kitchen boasts of upgraded stainless appliances with double door fridge, gas range and butlers pantry with additional storage and a wine fridge! The WALK-OUT basement is FULLY DEVELOPED and features 2 large bedrooms, a HUGE rec room and a gym! The bedrooms both enjoy ample closet space and share a beautiful 4 piece bathroom. The rec room has enough room for a big screen tv, ping pong table or whatever best suits your family's needs (it also has rough in plumbing for a wet bar). The gym has enough space for a range of equipment and the furnace area has loads more storage. Parking is a breeze in the DOUBLE (with TANDEM BAY) GARAGE and it also features loads of hanging storage and a mezzanine over the tandem bay portion. The home sits on a quiet street on a FULLY FENCED and LANDSCAPED LOT with a quaint garden shed that MATCHES your new home. The railing on the upper deck has recently been upgraded to frosted glass and a 6' tall section providing even more privacy while enjoying the sunshine and views! This gem of a home is in absolute move in condition, right down to the central A/C!**

Inclusions: **some furniture can possibly be purchased**
 Property Listed By: **Century 21 PowerRealty.ca**

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