



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1699 BAYWATER Park, Airdrie T4B 0B3**

MLS®#: **A2163627**

Area: **Bayside**

Listing Date: **09/09/24**

List Price: **\$650,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2009**

Finished Floor Area

Abv Sqft: **1,641**  
Low Sqft:  
Ttl Sqft: **1,641**

Lot Information

Lot Sz Ar: **4,768 sqft**  
Lot Shape:

DOM

**10**  
Layout  
Beds: **4 (3 1 )**  
Baths: **4.0 (4 0)**  
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Corner Lot,Landscaped**  
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Playground**

Construction: **Stone,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**  
Int Feat: **High Ceilings**  
Utilities:

Room Information

Room	Level	Dimensions
<b>3pc Bathroom</b>	<b>Main</b>	<b>5`4" x 7`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 5`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 13`7"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>4`11" x 8`1"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 13`9"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`6" x 14`11"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>8`8" x 12`9"</b>

Room	Level	Dimensions
<b>Foyer</b>	<b>Main</b>	<b>12`5" x 7`8"</b>
<b>Kitchen</b>	<b>Main</b>	<b>10`6" x 13`7"</b>
<b>4pc Bathroom</b>	<b>Second</b>	<b>4`10" x 8`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 12`2"</b>
<b>Family Room</b>	<b>Second</b>	<b>19`1" x 13`5"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>8`8" x 4`11"</b>
<b>Laundry</b>	<b>Basement</b>	<b>4`8" x 7`1"</b>

**Game Room**

**Basement**

**16`7" x 13`2"**

**Furnace/Utility Room**  
Legal/Tax/Financial

**Basement**

**6`9" x 7`2"**

Title:  
**Fee Simple**  
Legal Desc:

**0714427**

Zoning:  
**R1**

Remarks

Pub Rmks: **Nestled in the sought-after community of Bayside, Airdrie, this beautiful modern home is filled with upgrades and designed for comfortable living. From the moment you step inside, you'll be captivated by its contemporary style and thoughtful features. The main floor showcases modern finishings throughout, including an upgraded kitchen with sleek, updated lighting and a luxurious bathroom featuring a steam shower for ultimate relaxation. The heated garage is another thoughtful upgrade, perfect for keeping your vehicles warm during the colder months. Upstairs, the home offers three generously sized bedrooms, including a spacious master suite with its own private ensuite. A bonus room on this level adds extra flexibility, perfect for a playroom, office, or entertainment space. The fully finished basement provides a large family room, an additional bedroom, and a full bathroom. With a separate exterior entrance, the basement offers the ideal setup for extended family, guests, or even potential rental income. Located just steps from schools, parks, and scenic walking paths along the canal, this home combines modern luxury with a prime location, offering an exceptional lifestyle for families and professionals alike.**

Inclusions:  
Property Listed By:

**N/A**  
**eXp Realty**

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







