



THE
A-TEAM

**RE/MAX
FIRST**

354 BAYWATER Common, Airdrie T4B0A7

MLS®#: **A2165510**

Area: **Bayside**

Listing Date: **10/01/24**

List Price: **\$750,000**

Status: **Active**

County: **Airdrie**

Change: **-\$20k, 07-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Lot Information

Lot Sz Ar: **3,702 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,614**

Low Sqft:

Ttl Sqft: **1,614**

DOM

50

Layout

Beds: **2 (2)**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Other**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Gas Range,Range Hood,Refrigerator**
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	15`4" x 16`8"	Flex Space	Main	9`2" x 8`2"
Nook	Main	11`10" x 11`0"	Bedroom - Primary	Main	14`0" x 12`10"
Bedroom	Main	10`6" x 10`0"	5pc Ensuite bath	Main	
4pc Bathroom	Main				

Legal/Tax/Financial

Title:

Zoning:

Fee Simple

R1-U

Legal Desc:

2311886

Remarks

Pub Rmks: **This gorgeous, brand-new, quick-possession bungalow offers TWO BEDROOMS and an OFFICE on the MAIN FLOOR. Upon entering the home, you will notice the soaring vaulted ceilings and neutral colour palette. The kitchen is a true masterpiece, featuring stone countertops, a large island perfect for entertaining, quality cabinetry with a built-in pantry, and sleek stainless steel appliances with a gas stove. The kitchen is open to the dining room and spacious living room. The primary bedroom is a luxurious retreat with a spa-like ensuite featuring a soaker tub, a stand-alone shower, double sinks and a large walk-in closet. The functional front office is an excellent space for work or play, and the secondary bedroom is great. The main level is complete with a 4-piece bathroom and mudroom with built-ins off your attached oversized 20' x 23' garage. The basement is a blank canvas with 9' ceilings. This home also comes complete with a builder-finished rear deck. Bayside is a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike park, and so much more.**

Inclusions:

Dishwasher, Gas Cooktop, Range Hood, Refrigerator, microwave

Property Listed By:

eXp Realty

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











