



THE
A-TEAM

**RE/MAX
FIRST**

1715 BAYWATER View, Airdrie T4B 0B3

MLS®#: **A2166536**

Area: **Bayside**

Listing Date: **09/19/24**

List Price: **\$705,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**

Finished Floor Area

Abv Sqft: **1,995**

Low Sqft:

Ttl Sqft: **1,995**

Lot Information

Lot Sz Ar: **3,993 sqft**

Lot Shape:

DOM

62

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **5**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Attached,Driveway,Garage Door Opener,Heated Garage

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`0"
Foyer	Main	8`8" x 11`5"
Living Room	Main	12`2" x 15`8"
Mud Room	Main	10`2" x 4`6"
4pc Bathroom	Upper	8`0" x 5`0"
Bedroom	Upper	10`10" x 10`8"
Bonus Room	Upper	19`1" x 13`8"

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

Walk-In Closet
Bedroom
Game Room

Upper
Basement
Basement

11`0" x 6`2"
8`0" x 11`4"
17`10" x 14`9"

4pc Bathroom
Kitchen
Furnace/Utility Room

Basement
Basement
Basement

5`0" x 7`7"
8`1" x 13`9"
13`11" x 11`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0714427

Remarks

Pub Rmks:

Discover this stunning, fully renovated 2-storey home in Airdrie's sought-after Bayside community—a turnkey living experience featuring modern finishes, central air conditioning, and a heated double attached garage. The open-concept main level boasts a spacious living area with ample natural light and a cozy fireplace, perfect for entertaining family and friends, alongside a like-new gourmet chef's kitchen equipped with high-end stainless steel appliances, sleek cabinetry, a large center island, and plenty of counter space to inspire your culinary creations. Upstairs, retreat to the luxurious master suite with a walk-in closet and a spa-like ensuite bathroom complete with a relaxing steam shower, two additional generously sized bedrooms, a bright bonus room, and another full bathroom. The fully finished basement, accessible via a separate side entry, offers rental potential as a mortgage helper with a second kitchen, recreation room, additional bedroom, 4-piece bathroom, and an electric fireplace for added comfort. Outside, enjoy your private backyard oasis with a south-facing landscaped yard and spacious deck—perfect for summer barbecues and outdoor enjoyment. Located just steps away from Nose Creek School, parks, and canal paths in a friendly neighbourhood your kids will love, this home offers exceptional value at a great price. Don't miss out on this true gem in Airdrie's Bayside—schedule your private showing today and experience the best of modern living!

Inclusions:
Property Listed By:

None
CIR Realty

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











