



THE
A-TEAM

**RE/MAX
FIRST**

1362 BAYSIDE Drive, Airdrie T4B 3W8

MLS®#: **A2170159** Area: **Bayside** Listing **10/02/24** List Price: **\$659,999**
 Status: **Active** County: **Airdrie** Change: **-\$1, 19-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie** Finished Floor Area
 Year Built: **2014** Abv Sqft: **2,065**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,348 sqft** Ttl Sqft: **2,065**
 Lot Shape:

DOM

51
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Gazebo,Front Yard,Lawn,Private,Rectangular Lot**
 Park Feat: **Double Garage Attached,Garage Door Opener**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Humidity Control,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Playground,Private Entrance,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Microwave Hood Fan,Refrigerator,Window Coverings**
 Int Feat: **Closet Organizers,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub,Sump Pump(s),Vaulted Ceiling(s),Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 4`11"	Dining Room	Main	12`11" x 9`2"
Kitchen	Main	12`11" x 10`1"	Living Room	Main	14`1" x 15`3"
4pc Bathroom	Second	8`8" x 4`10"	4pc Ensuite bath	Second	11`7" x 12`9"
Bedroom	Second	13`2" x 8`11"	Bedroom	Second	13`2" x 9`0"
Family Room	Second	18`0" x 11`2"	Laundry	Second	8`8" x 6`5"
Bedroom - Primary	Second	15`1" x 15`4"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313368

Zoning:
R1

Remarks

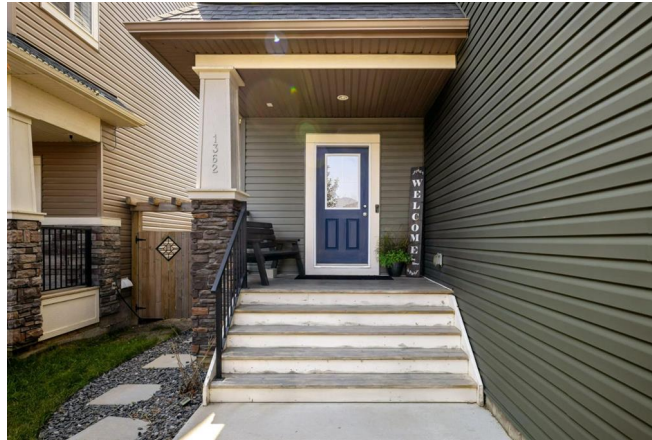
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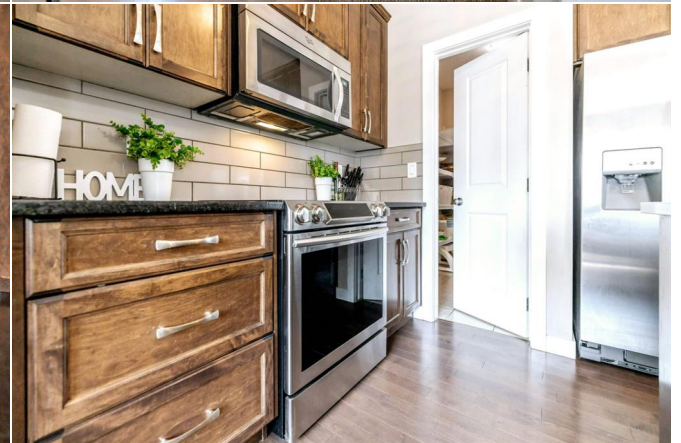
Located in the charming family-friendly community of Bayside Estates, this exquisite and well-kept property presented by its original owners is up for grabs. This property welcomes you into a very functional floor plan with hardwood floors and nine-foot ceilings. Currently utilized as an office, the mud room opens to a walk-through pantry with extra storage and tile flooring. From there, you enter the kitchen, which features granite countertops, a sophisticated backsplash, and stainless-steel appliances. The living area promotes relaxation with enormous windows that open out to a 30' wide deck and a south-facing backyard equipped with a play structure. This home offers a very large master bedroom with vaulted ceilings, a full 4-piece en-suite, and a walk-in closet. The second floor also features two other spacious bedrooms that share a 4pc bathroom. Additionally, there is a generously sized bonus room with vaulted ceiling, providing an ideal and inviting space for family relaxation and activities. The upper floor also includes a laundry room equipped with a large granite countertop, shelving, and relatively new washer and dryer appliances purchased in 2022. The basement boasts 9-foot ceilings, a sump pump, and a rough-in for central vacuum. Conveniently located near parks, bike routes, canal walks, and commercial centers, this property will likely meet or exceed your expectations.

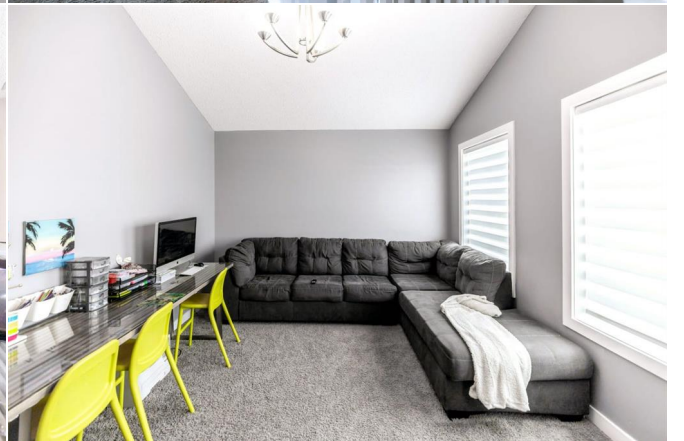
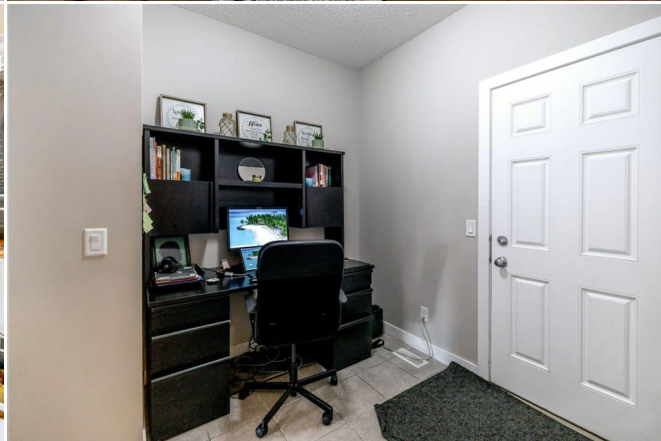
Inclusions:
Property Listed By:

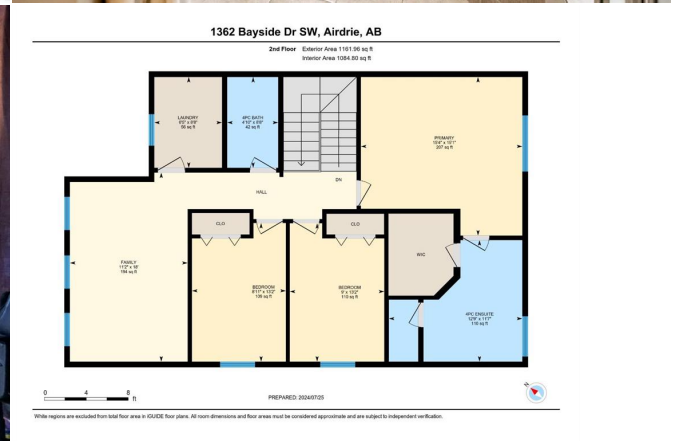
**Wall clock
Royal LePage Benchmark**

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









1362 Bayside Dr SW, Airdrie, AB

Basement (Below Grade) Exterior Area 835.15 sq ft
Interior Area 771.48 sq ft



PREPARED: 2024/07/25



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

1362 Bayside Dr SW, Airdrie, AB

Main Floor Exterior Area 504.01 sq ft
Interior Area 825.79 sq ft
Excluded Area 441.29 sq ft



PREPARED: 2024/07/25



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