



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**943 BAYSIDE Drive, Airdrie T4B 3E3**

MLS®#: **A2170902**

Area: **Bayside**

Listing Date: **10/26/24**

List Price: **\$900,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2004**

Finished Floor Area

Abv Sqft: **2,316**  
Low Sqft:  
Ttl Sqft: **2,316**

DOM

**3**

Layout

Beds: **4 (3 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar: **5,866 sqft**  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Front Yard,No Neighbours Behind,Other,Private,Rectangular Lot,Views,Waterfront**

Park Feat:

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Dock,Other,Private Entrance,Private Yard**

Construction:

**Stone,Vinyl Siding,Wood Frame**

Flooring:

**Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer,Window Coverings**

Int Feat:

**Built-in Features,Open Floorplan,Pantry,See Remarks,Stone Counters**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Entrance</b>	<b>Main</b>	<b>5`5" x 10`4"</b>	<b>Kitchen</b>	<b>Main</b>	<b>11`0" x 11`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`2" x 11`11"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`5" x 17`3"</b>
<b>Nook</b>	<b>Main</b>	<b>8`6" x 11`8"</b>	<b>Laundry</b>	<b>Main</b>	<b>5`2" x 9`2"</b>
<b>Mud Room</b>	<b>Main</b>	<b>5`1" x 5`5"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>9`4" x 21`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`8" x 13`2"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 10`11"</b>
<b>Office</b>	<b>Upper</b>	<b>5`8" x 9`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>11`11" x 13`2"</b>
<b>Family Room</b>	<b>Basement</b>	<b>14`10" x 16`3"</b>	<b>Flex Space</b>	<b>Basement</b>	<b>13`6" x 13`6"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`0" x 13`3"</b>	<b>Furnace/Utility Room</b>	<b>Basement</b>	<b>7`6" x 12`6"</b>

Storage  
4pc Bathroom  
4pc Bathroom

Basement  
Upper  
Basement

8`0" x 12`0"

2pc Bathroom  
5pc Ensuite bath

Main  
Upper

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0413806**

Remarks

Pub Rmks:

**EVER DREAM OF OWNING AN ESTATE-STYLE WATERFRONT PROPERTY with your own PRIVATE DOCK? WELCOME HOME! This Gorgeous Family Home backs onto the WATER with a FULLY DEVELOPED WALK-OUT basement extending into your Expansive Backyard with Private Dock! This Beautiful Home with OVERSIZED HEATED DOUBLE GARAGE is nestled on a HUGE LOT in the Prestigious Community of Bayside, surrounded by Greenspaces & Tranquil Walking Paths right outside your front door! Step into this Elegant one of a kind Home, boasting nearly 3600ft over 3 levels & showcasing extensive CUSTOM BUILT-IN features, a GRAND Central STAIRCASE CENTERPIECE & COUNTLESS UPGRADES Throughout! The main level of this Stunning Home showcases an EXPANSIVE OPEN CONCEPT DESIGN highlighted by an UPGRADED CHEF'S KITCHEN with STONE Counters & Eat-Up Bar, STAINLESS Appliances, Lovely Dining Area & Spacious Great Room where you can curl up by the cozy 3-sided STONE FIREPLACE & take in the INCREDIBLE VIEWS of the WATER! Completing the main floor is a Laundry Room & 2pc Powder Room, plus direct access to your Large Raised Deck with BUILT-IN GAZEBO - the perfect spot to gather or just sit back, unwind & enjoy a warm cup of coffee while taking in the Picturesque Scenery. Heading upstairs, you are welcomed by your Enormous PRIVATE MASTER RETREAT with Walk-In Closet, Reading area & 5pc ENSUITE! Rounding off this level are 2 more Large Bedrooms, Built-In Office OVERLOOKING THE CANAL & another FULL Bathroom. Heading downstairs, your DREAM Man/Woman's Cave awaits! Featuring a Large REC/GAMES Area & Family Room with GAS FIREPLACE - THE Spot for family Movie Nights or have friends over & host the Big Game! Completing this level is a Large 4th bedroom, Full Bath & a Locked SAFE ROOM (Think Bunker..) Stay cool & comfortable on hot Summer days with the convenience of Central AIR CONDITIONING, or step outside into your Sun Drenched Southwest Facing Backyard where you can BBQ & entertain Friends & Family, sit back & enjoy stories & drinks around the BUILT-IN FIRE PIT or on your Aggregate Covered Patio watching the sun set over the water! Your Beautifully LANDSCAPED Private Backyard also includes a Log-Style Storage Shed. RECENT UPGRADES include Privacy Security Window Shutters, NEW ROOF, Underground Sprinkler System, Fresh Paint, Extra Insulated Attic, Widened Driveway, Large Raised Garden & MORE! Nestled along the banks of the Canal, Bayside is an Active Community, geared for Family Living & loved for its Picturesque Surroundings, Luxury Lifestyle & year round Activities! Enjoy Kayaking or Paddle Boating on the Canal right from your own backyard, take a scenic stroll along the serene Pathways, or head over to one of the many nearby parks where you & the family can enjoy the basketball courts, splash park, beach volleyball, hockey rink, tobogganing hills & MORE - So many fantastic Amenities at your fingertips. Now is the time to make your DREAMS COME TRUE with everything this Premier WATERFRONT LIFESTYLE HOME has to offer!**

Inclusions:  
Property Listed By:

n/a  
CIR Realty

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







