



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**600 BAYWATER MANOR , Airdrie T4B0A7**

MLS®#: **A2170947**

Area: **Bayside**

Listing Date: **10/04/24**

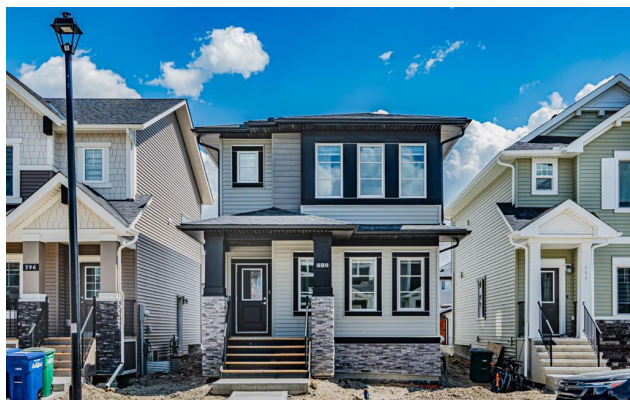
List Price: **\$568,900**

Status: **Pending**

County: **Airdrie**

Change: **-\$6k, 12-Oct**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **1,549**  
Low Sqft:  
Ttl Sqft: **1,549**

Lot Information

Lot Sz Ar: **2,802 sqft**  
Lot Shape:

DOM

**48**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,City Lot,Front Yard**  
Park Feat: **Off Street,Parking Pad**

Utilities and Features

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

Construction: **Concrete,Stone,Vinyl Siding**  
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: **Chandelier,Kitchen Island,Pantry,Separate Entrance,Walk-In Closet(s)**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`1" x 5`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>10`0" x 11`6"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`0" x 11`6"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>5`0" x 7`9"</b>
<b>Laundry</b>	<b>Upper</b>	<b>5`0" x 8`1"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 11`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>5`0" x 9`1"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`7" x 15`0"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`6" x 12`8"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`5" x 10`0"</b>
<b>Office</b>	<b>Main</b>	<b>8`5" x 8`9"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311179**

Zoning:  
**R1-L**

Remarks

Pub Rmks: **Brand new home built by Mckee Homes. Basement Side Entrance + Main Level Den. Thoughtful design meets exceptional convenience! The standout feature of this residence is the versatile main level den—a flexible space that can be transformed into a home office, study, or cozy lounge, catering to all your lifestyle needs. With 3 generously sized bedrooms and 2.5 bathrooms, this home ensures comfort and privacy for everyone. But what truly sets this property apart is its unbeatable location. You'll enjoy the convenience of being just a short stroll from a school, making morning drop-offs a breeze. Additionally, the nearby canal offers a scenic escape for relaxing walks and outdoor activities. Experience modern living at its finest with premium finishes and a layout that blends functionality with elegance. Don't miss out on this exceptional opportunity— where your new home offers both a perfect personal retreat and a prime location for family life.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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





