



THE
A-TEAM

**RE/MAX
FIRST**

149 BAYSIDE Point, Airdrie T4B 2Z2

MLS®#: **A2173513** Area: **Bayside** Listing **10/17/24** List Price: **\$399,900**
 Status: **Active** County: **Airdrie** Change: **-\$10k, 11-Dec** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **1,478 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,348**
 Low Sqft:
 Ttl Sqft: **1,348**

DOM

65
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Low Maintenance Landscape,Street Lighting**
 Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Bathroom	Upper	0`0" x 0`0"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom - Primary	Upper	16`5" x 13`3"	Bedroom	Upper	9`6" x 12`7"
Bedroom	Upper	9`1" x 7`9"	4pc Ensuite bath	Upper	0`0" x 0`0"
Kitchen	Main	8`3" x 11`1"	Living Room	Main	12`4" x 14`2"
Dinette	Main	6`7" x 10`3"	Entrance	Main	10`1" x 6`10"

Legal/Tax/Financial

Condo Fee:
\$382

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC-8

Legal Desc: **0713782**

Remarks

Pub Rmks: **Spacious, IMMACULATE, and conveniently located is the best way to describe this wonderful 3BR, 3bathroom 2-storey home with a single attached garage! As soon as you enter the home, you'll notice how lovingly cared for it's been. Other than it being move-in ready, the efficient use of space and functionality will impress you! Tons of natural light flood the HUGE living room, cozy dinette, and kitchen with an abundance of maple finished cabinetry, lots of counter space, and large pantry. From the dining area, step onto the SUNNY SOUTH-WEST deck overlooking a greenbelt and is steps away from the Bayrise Playground. Upstairs has 3 bedrooms, and the primary bedroom ...YOU'RE GOING TO LOVE THIS...is a MASSIVE 215 Sqft that features a 3-Pc ensuite and 2 large "his and hers" closets. Both secondary bedrooms are generously sized, and completing this level is a full 4-Pc bathroom. Unlike most condo complexes, there aren't any common area roadways that tend to be congested, and a challenge to navigate because of how narrow the roads are...this one is on a normal city street! The central location is within walking distance to W.H. Croxford High School, restaurants and shops, the Bayside outdoor rink, and the miles of pathway along the canal meandering throughout Bayside and most of SW Airdrie!**

Inclusions:
Property Listed By: **Bench in entryway
Real Broker**

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









