



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**1607 BAYWATER Street, Airdrie T4B 5K6**

MLS®#: **A2175965**

Area: **Bayside**

Listing Date: **11/03/24**

List Price: **\$859,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar: **4,780 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **2,333**

Low Sqft:

Ttl Sqft: **2,333**

DOM

**30**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Interior Lot,Level**  
Park Feat: **Double Garage Attached**

Utilities and Features

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

Construction:  
**Mixed**  
Flooring:  
**Carpet,Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator**  
Int Feat: **Chandelier,Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`6" x 16`6"	Dining Room	Main	12`0" x 11`0"
Den	Main	9`0" x 12`6"	Kitchen	Main	13`0" x 12`0"
2pc Bathroom	Main	5`0" x 5`3"	Bedroom - Primary	Upper	12`4" x 15`0"
Bonus Room	Upper	13`0" x 16`8"	5pc Ensuite bath	Upper	17`6" x 8`8"
Laundry	Upper	6`0" x 6`10"	Bedroom	Upper	10`4" x 11`0"
Bedroom	Upper	10`4" x 11`0"	3pc Bathroom	Upper	10`8" x 5`0"

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **2211099**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to the spectacular Strangford Lough II located in the sought after community of Bayside Estate! This amazing family home offer over 2300 SF of living space, 3 very spacious bedroom, a bonus room, main floor office space, beautiful gas gas fireplace, elegant glass railing, and not to mention the extra large tandem garage coming in at 570 SF alone! This beautiful family home is sure to make you stop and want to view. The builder has gone the extra mile with the interior features like a prep kitchen area, walk in pantry, extra kitchen island space, and high end finishings throughout. Call your favourite realtor or book a viewing today!**

Inclusions: **NA**  
 Property Listed By: **Manor Real Estate Ltd.**

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















