



THE
A-TEAM

**RE/MAX
FIRST**

3680 BAYSIDE Boulevard, Airdrie T4B 5R6

MLS®#: **A2176205**

Area: **Bayside**

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

List Price: **\$759,800**

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: **4,348 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,078**
Low Sqft:
Ttl Sqft: **2,078**

DOM

17
Layout
Beds: **4 (4)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Gas Range,Microwave Hood Fan,Range Hood,Refrigerator**
Int Feat: **Chandelier,Closet Organizers,Crown Molding,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Separate Entrance,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

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

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**
 Legal Desc: **2311179**

Remarks

Pub Rmks: **Welcome to your dream home in Chinook Gate, introducing the Parkgate model! This stunning 4-bedroom, 3-full-bath residence boasts over 2,000 square feet of thoughtfully designed living space. The inviting open floor plan features a spacious living area with an inviting gas fireplace that flows seamlessly into a modern kitchen, perfect for family gatherings and entertaining. Keep your main kitchen spotless while hosting guests with a spice kitchen! The master suite offers a private retreat with a 5 pce ensuite bath, while three additional bedrooms provide ample space for family or guests. Enjoy the convenience of a front double car garage, all in a friendly neighborhood close to schools, parks, and amenities. Experience comfort and style in this beautifully crafted home! Book your 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







