



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3668 BAYSIDE Boulevard, Airdrie T4B0B1**

MLS®#: **A2177612**      Area: **Bayside**      Listing Date: **11/06/24**      List Price: **\$863,000**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **2,531**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **4,359 sqft**      Ttl Sqft: **2,531**  
 Lot Shape:

DOM

**16**  
Layout  
 Beds: **4 (4 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Level**  
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Vinyl Siding, Wood Frame**  
 Heating: **Forced Air, Natural Gas**      Flooring: **Vinyl**  
 Sewer:      Water Source:  
 Ext Feat: **None**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Electric Cooktop, Microwave, Refrigerator**  
 Int Feat: **Bathroom Rough-in**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>		<b>5pc Ensuite bath</b>	<b>Upper</b>	
<b>4pc Bathroom Nook</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>	<b>Great Room</b>	<b>Main</b>	<b>13`0" x 12`7"</b>
<b>Bonus Room</b>	<b>Main</b>	<b>11`11" x 12`7"</b>	<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`4" x 14`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`3"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`2"</b>
	<b>Upper</b>	<b>13`9" x 12`6"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`3"</b>

**Flex Space**

**Main**

**9`0" x 9`10"**

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**2311179**

Zoning:

**R1**

Remarks

Pub Rmks:

**Welcome to the Mateo floorplan by Genesis Builders, a stunning residence offering over 2400 square feet of luxurious living space. This home features a seamless fusion of style and practicality, with a main floor showcasing a versatile office. The kitchen boasts quartz countertops, 42" cabinets, and stainless steel appliances, creating a culinary haven for discerning chefs, while the cozy fireplace in the living area sets the stage for intimate gatherings and relaxation. This home also has a spice kitchen , which is a secondary kitchen. Upstairs, four spacious bedrooms provide tranquility and comfort for the entire family. A side entry leads to the 9' basement, offering ample potential for future customization. Experience the essence of contemporary elegance and functionality in the Mateo—a place where modern luxury meets everyday convenience. \*Photos are representative\***

Inclusions:

Property Listed By:

**N/A**

**Bode**

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