



THE
A-TEAM

**RE/MAX
FIRST**

3660 BAYSIDE Boulevard, Airdrie T4B0B1

MLS®#: **A2177620** Area: **Bayside** Listing Date: **11/05/24** List Price: **\$839,000**
 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: **2,156**
 Lot Information Low Sqft:
 Lot Sz Ar: **4,359 sqft** Ttl Sqft: **2,156**
 Lot Shape:

DOM

15
Layout
 Beds: **4 (4)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Level,Street Lighting**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction: **Cedar,See Remarks,Stone**
 Flooring: **Vinyl**
 Water Source:
 Fnd/Bsm: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator**
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Separate Entrance,Smart Home,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main		5pc Ensuite bath	Upper	
4pc Bathroom Nook	Upper	0`0" x 0`0"	Great Room	Main	13`0" x 14`0"
Bonus Room	Main	12`2" x 10`0"	Bedroom - Primary	Upper	12`6" x 13`10"
Bedroom	Upper	11`0" x 17`0"	Bedroom	Upper	9`6" x 10`6"
	Main	9`10" x 10`10"	Bedroom	Upper	9`6" x 10`8"

Title:	Zoning:
Fee Simple	R1
Legal Desc:	2311179

Remarks

Pub Rmks: **No wasted space in this beautifully appointed model-- the Primrose. Welcoming 'open to above' foyer space with railings that create an openness that flows into the open concept living space. This model features a main floor BR and full bath-- perfect for larger families-- blended or multigenerational. A second cooking space awaits in your 'spice kitchen' (secondary kitchen)-- perfect for cooking aromatic foods, or great for those who love to entertain. Ample living space on the upper level with 3 bedrooms, a generously sized bonus room. Side entrance is available, for direct access to the undeveloped basement. A couple of doors down from from pump track/ park with a short walk to access the walking paths of the canals. One of the best floor plans with smart use of space. Smart home package and Virtuo concierge service will make transitioning into your new home a breeze! Photos are representative.**

Inclusions:
Property Listed By: **spice kitchen
Bode**

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

Primrose

IN BAYSIDE

26' model width

2,127 sq. ft.

4 Beds | 3 Baths



MAIN FLOOR
989 sq. ft.



SECOND FLOOR
1,138 sq. ft.