



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2352 BAYWATER Crescent, Airdrie T4B 0T5**

MLS®#: **A2178088**

Area: **Bayside**

Listing Date: **11/08/24**

List Price: **\$560,000**

Status: **Active**

County: **Airdrie**

Change: **-\$30k, 14-Nov**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Semi Detached (Half Duplex)**

City/Town:

**Airdrie**

Year Built:

**2012**

Lot Information

Lot Sz Ar:

**3,908 sqft**

Lot Shape:

Access:

Lot Feat:

Park Feat:

**Back Yard,Few Trees**

**Double Garage Attached**

Finished Floor Area

Abv Sqft:

**1,877**

Low Sqft:

Ttl Sqft:

**1,877**

DOM

**13**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey,Side by Side**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Ceramic Tile,Hardwood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**

Int Feat:

**Granite Counters,Kitchen Island,No Animal Home,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`1" x 13`9"</b>
<b>Pantry</b>	<b>Main</b>	<b>6`5" x 6`3"</b>
<b>Den</b>	<b>Main</b>	<b>10`7" x 9`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>6`1" x 5`4"</b>
<b>Walk-In Closet</b>	<b>Upper</b>	<b>7`7" x 4`7"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`3" x 10`4"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>15`1" x 8`4"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`4" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 7`1"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>18`6" x 16`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>3`11" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>13`11" x 12`11"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 11`3"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`6" x 5`0"</b>

2pc Bathroom

Main

5`0" x 5`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

1112436

Zoning:

R2

Remarks

Pub Rmks:

Located in the scenic Bayside community of Airdrie, this home offers a unique lifestyle surrounded by picturesque water canals. Residents can enjoy peaceful walks along the canals and the many outdoor amenities this vibrant neighborhood provides. It's the perfect setting for relaxation and recreation, all within a welcoming community. This home features an attached double garage and an inviting open-concept main floor with hardwood flooring throughout. The spacious main level includes a large office, a modern kitchen with granite countertops, a pantry, and a convenient 2-piece washroom. Upstairs, you'll find three generously sized bedrooms and a versatile bonus room. The master suite offers a private ensuite bathroom, while two additional bedrooms share a full bathroom. The unfinished basement awaits your personal touch, providing endless possibilities to make it your own. This home combines modern amenities with the charm of Bayside's water canal community—an ideal setting for both relaxation and convenience.

Inclusions:

Property Listed By:

N/A

MaxWell Canyon Creek

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









