



THE
A-TEAM

**RE/MAX
FIRST**

120 BAYSIDE Point, Airdrie T4B 2X3

MLS®#: **A2181117**

Area: **Bayside**

Listing Date: **11/28/24**

List Price: **\$679,500**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2004**

Lot Information

Lot Sz Ar: **4,553 sqft**
Lot Shape:

Access:

Lot Feat: **Backs on to Park/Green Space, No Neighbours Behind, Street Lighting, Rectangular Lot**
Park Feat: **Double Garage Attached**

DOM

23

Layout

Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings**
Int Feat: **Ceiling Fan(s), Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	14`2" x 12`7"
Dining Room	Main	8`10" x 9`11"
Laundry	Main	8`3" x 8`3"
Storage	Basement	10`7" x 7`0"
Bedroom	Upper	9`11" x 9`0"
Bedroom	Basement	14`2" x 11`2"
4pc Bathroom	Basement	

Room	Level	Dimensions
Living Room	Main	14`3" x 13`0"
Office	Main	10`6" x 9`0"
Game Room	Basement	22`11" x 16`3"
Bedroom - Primary	Upper	10`10" x 12`5"
Bedroom	Upper	11`0" x 9`0"
2pc Bathroom	Main	
4pc Bathroom	Upper	

4pc Ensuite bath

Upper

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0212881

Remarks

Pub Rmks: **Location, location, location! Welcome to 120 Bayside Point, a fully finished 2 storey walkout basement home with a double attached garage. This home has an incredibly sought after location as it backs onto the canal, with ample green space, and the walking path located directly behind this family friendly home. Step inside this beautiful, squeaky-clean, well-maintained home and you'll be impressed! The main floor features gorgeous windows that flood the home with an abundance of natural light, a stunning vaulted ceiling over the breakfast nook, dark hardwood flooring, and granite counter tops. The main floor includes the well-designed kitchen with incredible views from the kitchen sink, breakfast nook that leads onto the oversized deck, an inviting living room complete with a cozy 3-sided gas fireplace, conveniently located den/flex room, 2-piece bath, and laundry area/mud room. Up the stairs you will be greeted by the spacious primary bedroom with more stunning views of the canal! The primary bedroom includes a 4-piece ensuite and walk-in closet. Two additional good-sized bedrooms and a 4-piece bath round out the second level of this home. The walkout basement is home to an additional bedroom, 4-piece bathroom, family room, and storage and utility rooms. Step outside and you'll find yourself on the charming patio which leads into the lovely, landscaped backyard where you can enjoy your time outside or use the back gate to the be connected to Airdrie's incredible pathways! This home is quality and offers great bang for your buck!**

Inclusions:
Property Listed By: **basement bedroom wardrobe
RE/MAX Rocky View Real Estate**

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











