



THE
A-TEAM

**RE/MAX
FIRST**

1642 BAYWATER Street, Airdrie T4B 0A7

MLS®#: **A2183228**

Area: **Bayside**

Listing Date: **12/11/24**

List Price: **\$968,000**

Status: **Active**

County: **Airdrie**

Change: **-\$12k, 18-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2024**

Finished Floor Area

Abv Sqft: **2,755**
Low Sqft:
Ttl Sqft: **2,755**

Lot Information

Lot Sz Ar: **4,262 sqft**
Lot Shape:

DOM

42
Layout
Beds: **4 (4)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,City Lot**
Park Feat: **Double Garage Attached**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Fireplace(s),Forced Air,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **Lighting,Playground,Private Yard**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Linoleum,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Electric Range,Dishwasher,Electric Stove,Garage Control(s),Humidifier,Refrigerator,Washer/Dryer**
Int Feat: **Double Vanity**
Utilities: **Electricity Connected,Natural Gas Connected,Sewer Connected**

Room Information

Room	Level	Dimensions
Living Room	Main	18`9" x 18`1"
Office	Main	9`9" x 11`0"
Walk-In Closet	Main	7`0" x 8`3"
Family Room	Second	14`6" x 25`2"
5pc Ensuite bath	Second	13`6" x 14`9"
Laundry	Second	5`5" x 8`9"
5pc Bathroom	Second	8`4" x 7`10"

Room	Level	Dimensions
Dining Room	Main	15`6" x 12`5"
Storage	Main	7`3" x 7`10"
2pc Bathroom	Main	5`2" x 5`9"
Bedroom - Primary	Second	14`10" x 18`2"
Walk-In Closet	Second	12`0" x 9`4"
Bedroom	Second	14`8" x 10`1"
Bedroom	Second	14`6" x 9`4"

Bedroom **Second** **10`5" x 9`1"** **Kitchen** **Main** **18`10" x 9`11"**
Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1-U**
Legal Desc: **2211099**

Remarks

Pub Rmks: **Canal Front the beautiful new build house by Genesis Home with 2 car attached garage with a walk out basement back to the canal system and very close the playgrounds. It has a large lot with an East backyard.. 4 bedrooms (one bedroom has no closet). A large family on the second floor comes with 6 windows with lots of very bright natural light. The main floor boasts a up graded. formal dining room, a living room with 6 windows and comes with cozy fireplace, as well as a dining room with a 3 panel glass sliding door to the huge deck. Large kitchen with a lot of cabinets and quartz countertop, stylish flooring, stainless steel appliances and a second floor laundry room. Upstairs you will enjoy a huge master with a 5 piece ensuite soaker tub, walk-in closet and double sinks. Downstairs you will find main floor living room, dining room, and office room. The property is also in close proximity to big name businesses. This property has quick access to Downtown and is vacant and easy to show it.**

Inclusions: **None**
Property Listed By: **Century 21 Bravo Realty**

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









