



THE
A-TEAM

**RE/MAX
FIRST**

142 BAYWATER Way, Airdrie T4B 0B2

MLS® #: **A2185544**

Area: **Bayside**

Listing Date: **01/09/25**

List Price: **\$650,000**

Status: **Pending**

County: **Airdrie**

Change: **-\$15k, 17-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2015**
Lot Information
Lot Sz Ar: **3,965 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,862**
Low Sqft:
Ttl Sqft: **1,862**

DOM

13
Layout
Beds: **3 (3)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Level**
Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Microwave Hood Fan,Range,Refrigerator,Washer,Window Coverings**
Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	13`9" x 14`0"
Dining Room	Main	9`7" x 10`6"
2pc Bathroom	Main	4`10" x 4`9"
Bedroom - Primary	Second	13`11" x 11`7"
Bedroom	Second	11`2" x 10`1"
3pc Bathroom	Lower	9`0" x 6`4"

Room	Level	Dimensions
Kitchen With Eating Area	Main	12`9" x 11`6"
Pantry	Main	5`11" x 6`4"
Bonus Room	Second	19`2" x 13`5"
Bedroom	Second	11`2" x 11`8"
Family Room	Lower	23`10" x 13`6"
4pc Bathroom	Second	4`11" x 9`6"

4pc Ensuite bath
Entrance
Walk-In Closet

Second
Main
Second

11`4" x 10`11"
4`7" x 4`2"
4`5" x 7`8"

Furnace/Utility Room
Laundry

Lower
Main

14`6" x 14`3"
6`1" x 5`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1410328

Zoning:
R1

Remarks

Pub Rmks:

****OPEN HOUSE SAT JAN 18, 2-4:30 pm**** Located in the desirable community of Bayside, this detached, air-conditioned family home offers exceptional living in a prime location. Just a short stroll to the local elementary school and nearby amenities, this property combines convenience and comfort. The open-concept main floor features a gourmet kitchen with new stainless steel appliances, a spacious island, and a massive walk-through pantry. Sliding doors lead to a newer deck—perfect for outdoor entertaining. The adjoining family room with cozy gas fireplace, the separate office or dining space, and main-floor laundry provide practical luxury. The conveniently located half bathroom completes this level. Upstairs, natural light floods the expansive bonus room, creating a welcoming retreat. The primary suite offers a walk-in closet and a luxurious ensuite bathroom, ensuring a private haven for relaxation. Two additional generously sized bedrooms and a full bathroom complete the upper floor. The fully developed basement (completed with permits) adds even more versatility to this home. The large recreation room can easily be transformed into a fourth bedroom while maintaining ample space for a recreation area. A three-piece bathroom and a large mechanical and storage room round out this level. The backyard is a haven for outdoor living, featuring an RV pad with a large sliding gate, a storage shed, and a hot tub for year-round enjoyment. Pride of ownership is evident throughout this meticulously maintained property. With its attached double garage, thoughtful layout, and unbeatable location, this Bayside gem is ready to welcome you home!

Inclusions:
Property Listed By:

garden shed, hot tub, fridge in garage negotiable
eXp Realty

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









