



1655 BAYWATER Street, Airdrie T4B 5K6

MLS® #: **A2188625** Area: **Bayside** Listing **01/20/25** List Price: **\$799,000**
 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: **2025** Abv Sqft: **2,220**
 Lot Sz Ar: **4,271 sqft** Low Sqft:
 Lot Shape: Ttl Sqft: **2,220**

DOM

12
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Front Yard,Level**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air,Natural Gas** **Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **None** **Carpet,Vinyl**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator**
 Int Feat: **Double Vanity,Kitchen Island,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	42`8" x 33`8"	Great Room	Main	44`3" x 40`9"
Office	Main	30`11" x 30`4"	Bedroom - Primary	Second	42`8" x 46`9"
Bedroom	Second	39`1" x 36`8"	Bedroom	Second	32`0" x 33`1"
Loft	Second	41`7" x 36`11"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Second	0`0" x 0`0"	5pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	11`11" x 10`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R1**

Legal Desc:

2211099

Remarks

Pub Rmks:

Genesis Builders presents the Ashdale, a thoughtfully designed 4 bedroom 2.5 bathroom home offering 2200-plus sq ft and a main floor office. Stepping inside, you'll be greeted by the warm ambiance of neutral tones and airy 9' ceilings. The luxury vinyl plank flooring guides you through the open-concept main floor living space. The heart of the home is the chef's kitchen with two-tone cabinetry in chantilly lace with black hardware and a stone hearth kitchen island with gold hardware, glossy white herringbone tile backsplash and bright white quartz countertops with a sleek SS appliance package. The OPEN-CONCEPT living area offers a generous dining room, which is open to the living room and provides access to the WEST backyard, where you will enjoy sunny evenings and beautiful sunsets. Complimenting the main floor is a private office, powder room, and a convenient walk-through-pantry from the mudroom, which is located off your double attached garage. Venturing upstairs, a central bonus room greets you and separates the primary bedroom from the second, third, and fourth bedrooms. The primary bedroom is a SPACIOUS RETREAT with an ensuite bathroom with double sinks, an oversized stand-alone shower, and a large walk-in closet. It's the PERFECT place to unwind at the end of the day. The additional bedrooms are generous in size and function perfectly for the kids or guest room. A beautifully finished full bathroom and a laundry room complete this floor. The basement is a blank canvas with upgraded 9' ceilings and awaits your design ideas. Situated in the desirable Bayside community, a family-friendly community that offers amenities to get you outside. You are steps from Nose Creek Elementary School, the pathways that meander the scenic canals, a brand new community playground complete with a bike park, and so much more.

Inclusions:

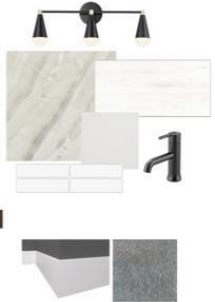
Refrigerator, Stove, Dishwasher, Hood Fan, Microwave

Property Listed By:

LPT Realty ULC

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

1655 Baywater Street



MOOD BOARD: A visual representation of some selections to convey a general idea of feeling about your home.
 DISCLAIMER: Please note actual colors may vary. This is because every computer monitor has a different capability to display colors and that everyone sees these colors differently.
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