



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**3668 BAYSIDE Boulevard, Airdrie T4B0B1**

MLS®#: **A2188821**

Area: **Bayside**

Listing Date: **01/20/25**

List Price: **\$823,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2025**

Finished Floor Area

Abv Sqft: **2,531**

Low Sqft:

Ttl Sqft: **2,531**

Lot Information

Lot Sz Ar: **4,359 sqft**

Lot Shape:

DOM

**2**

Layout

Beds: **4 (4)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Level**

**Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **None**

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

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

Room Information

Room	Level	Dimensions
<b>Nook</b>	<b>Main</b>	<b>39`1" x 41`3"</b>
<b>Flex Space</b>	<b>Main</b>	<b>29`6" x 32`3"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`11" x 33`8"</b>
<b>Bedroom</b>	<b>Second</b>	<b>45`1" x 41`7"</b>
<b>5pc Ensuite bath</b>	<b>Second</b>	<b>0`0" x 0`0"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>

Room	Level	Dimensions
<b>Great Room</b>	<b>Main</b>	<b>42`8" x 41`3"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>43`9" x 45`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>36`11" x 33`4"</b>
<b>Loft</b>	<b>Second</b>	<b>44`0" x 47`10"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>0`0" x 0`0"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**2311179**

Remarks

Pub Rmks:

**Genesis Builds presents the "Mateo II," which is a thoughtfully designed home with almost 2,500 sq. ft. above grade and offers an often hard-to-find four bedrooms on the upper level. The main floor features an open-concept living space with a chef-inspired kitchen and spice kitchen with sleek SS appliances, a functional island, Polaire bright white quartz countertops, and ample full-height cabinetry in a rich "Britannia Wipe" dark brown and a warm herringbone tile. There is a main floor office, which makes the perfect workspace, and a mudroom off the garage that is large enough to park a truck. Completing the main floor is a half bath and plenty of storage. Venturing upstairs, you will notice the open-to-above foyer, which adds a touch of sophistication to the home. A nice-sized loft greets you at the top of the stairs, and the primary suite offers amicable separation from the other three bedrooms, all of which have walk-in closets. The sizeable primary bedroom provides plenty of space for a king-size suite, and the spa-like ensuite offers his-and-hers sinks, a soaker tub, a separate shower, and a huge walk-in closet. Completing the upper level is a 3-piece bathroom with a tub, which makes kids' bathtime a breeze, and upper laundry for convenience. The basement is unfinished and has a separate side entrance, 9' ceilings, and is laid out well for future development. Situated in the desirable Bayside community, a family-friendly neighborhood 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. \*Photos are of a previously sold model and are representative. Area size was calculated by applying the RMS to the blueprints provided by the builder\***

Inclusions:  
Property Listed By:

**Fridge, Stove, Hood Range, Dishwasher, Built in Microwave  
LPT Realty ULC**

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

3668 Bayside Blvd











