



THE
A-TEAM

**RE/MAX
FIRST**

1819 BAYWATER Drive, Airdrie T4B 4H2

MLS®#: **A2189383**

Area: **Bayside**

Listing Date: **02/13/25**

List Price: **\$525,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Airdrie

Abv Sqft:

1,362

Year Built:

2016

Low Sqft:

Ttl Sqft:

1,362

Lot Information

Lot Sz Ar:

2,726 sqft

Lot Shape:

DOM

9

Layout

Beds:

2 (2)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Rectangular Lot

Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Off Street,Single Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Sewer**
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Range Hood,Refrigerator,Washer,Window Coverings**
Int Feat: **Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`6" x 15`7"	Kitchen	Main	11`6" x 8`6"
Dining Room	Main	9`5" x 5`10"	Foyer	Main	6`7" x 5`4"
Mud Room	Main	6`0" x 3`9"	2pc Bathroom	Main	5`0" x 4`11"
Bedroom - Primary	Upper	11`0" x 10`7"	3pc Ensuite bath	Upper	8`1" x 4`10"
Bedroom	Upper	12`4" x 9`3"	Bonus Room	Upper	9`5" x 8`11"
Laundry	Upper	3`11" x 3`5"	4pc Bathroom	Upper	8`11" x 4`11"

Title: **Fee Simple**
Legal Desc: **1612373**

Zoning: **R2**

Remarks

Pub Rmks: **Welcome to 1819 Baywater Drive SW, Airdrie - a beautifully designed home that combines modern elegance with functional living. The open-concept main level features a cozy living room with gas fireplace, upgraded and durable vinyl plank flooring throughout, creating a seamless flow from the spacious living area to the sleek kitchen and dining room. The kitchen is a standout with clean white cabinetry, elegant white quartz countertops, and stainless steel appliances, making it both stylish and practical for everyday living. Just off the kitchen, you'll find a convenient 2-piece bathroom and easy access to the large backyard, where you'll enjoy a beautifully landscaped space with a fantastic deck - perfect for outdoor entertaining. Upstairs, the primary bedroom offers a peaceful retreat with a spacious walk-in closet and a 3-piece ensuite bathroom. The second and third bedrooms have been thoughtfully opened up and connected, creating one large, versatile space that can be customized to fit your needs. A laundry room and an additional 4-piece bathroom are also conveniently located on the upper level. Completing this home is a one-car garage, providing ample storage and parking space. Located in the family friendly Bayside community, this home offers easy access to schools, parks, and shopping, making it the perfect place to call home. Don't miss the chance to see it for yourself - book your private showing today!**

Inclusions: **N/A**
Property Listed By: **Town Residential**

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







