



THE
A-TEAM

**RE/MAX
FIRST**

75 BAYWATER Court, Airdrie T4B 0A9

MLS®#: **A2190130**

Area: **Bayside**

Listing Date: **01/28/25**

List Price: **\$813,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2010**

Lot Information

Lot Sz Ar: **4,101 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,245**
Low Sqft:
Ttl Sqft: **2,245**

DOM

5

Layout

Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Fruit Trees/Shrub(s),No Neighbours Behind,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line**

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Bar,Breakfast Bar,Granite Counters,Kitchen Island,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	12`0" x 15`8"
Dining Room	Main	11`10" x 5`8"
Foyer	Main	16`3" x 9`3"
2pc Bathroom	Main	4`10" x 4`11"
Bedroom	Upper	10`4" x 11`5"
Bedroom	Upper	10`2" x 9`7"
4pc Bathroom	Upper	9`6" x 5`1"

Room	Level	Dimensions
Living Room	Main	12`11" x 15`8"
Office	Main	10`10" x 10`4"
Laundry	Main	6`4" x 9`3"
Bedroom - Primary	Upper	11`11" x 16`5"
Bedroom	Upper	10`2" x 12`0"
Bonus Room	Upper	17`10" x 17`8"
5pc Ensuite bath	Upper	12`7" x 10`7"

Game Room
Bedroom
Furnace/Utility Room

Basement
Basement
Basement

23`7" x 15`1"
9`6" x 10`5"
13`10" x 8`10"

Other
3pc Bathroom

Basement
Basement

10`6" x 6`0"
7`10" x 5`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

0714427

Remarks

Pub Rmks:

Welcome to this stunning family residence, crafted by Genesis and situated in the highly sought-after community of Bayside. Boasting over 3100 sq ft of meticulously designed living space, this home offers 5 bedrooms, 3.5 bathrooms and a convenient double attached garage with built-in cabinetry, countertop and TV. As you step inside, you'll be greeted by the warmth of lustrous hardwood floors and an abundance of natural light streaming through expansive windows, creating an inviting atmosphere throughout the kitchen, great room, and dining area. The contemporary kitchen features stainless steel appliances, granite countertops, corner pantry, and a sprawling island perfect for entertaining. The main floor flex room with french doors makes for a great home office. Venture upstairs to discover four generously sized bedrooms as well as a spacious bonus room with vaulted ceiling that is perfect for family movie nights. The primary suite is a true retreat, boasting a luxurious 5-piece ensuite with corner tub, dual sinks and walk-in closet. The lower level of this home has been fully developed, offering a sprawling recreation room complete with bar and pool table, an additional bedroom, full bathroom, and a utility room with shelving for extra storage. Outside, the south backyard seamlessly blends into the Nose Creek Elementary School playground, providing a picturesque backdrop for outdoor enjoyment. A spacious deck offers an ideal setting for outdoor entertaining, while the double attached garage and expansive driveway ensure ample parking space. This home is also wired for sound in the kitchen, living room, bonus room and on the back deck. Rarely does a home with such unparalleled amenities come on the market, offering the convenience of a playground right in your own backyard, proximity to schools and mere minutes from all conveniences. Don't miss out on this incredible opportunity—schedule your private viewing today and embrace the lifestyle you deserve!

Inclusions:

Refrigerator, electric stove, dishwasher, microwave/hoodfan combo, washer, dryer, all window coverings, garage door opener and control, shed in yard, pool table and accessories, bar in basement, freezer in basement, shelving in utility room, cabinetry and TV in garage

Property Listed By:

RE/MAX House of Real Estate

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











