



THE
A-TEAM

**RE/MAX
FIRST**

24 BAYWATER Cape, Airdrie T4B 0B3

MLS®#: **A2194217**

Area: **Bayside**

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

List Price: **\$899,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2007**

Lot Information

Lot Sz Ar: **7,846 sqft**
Lot Shape:

Access:

Lot Feat: **Irregular Lot, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Finished Floor Area

Abv Sqft: **2,999**
Low Sqft:
Ttl Sqft: **2,999**

DOM

9

Layout

Beds: **4 (4)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer**
Int Feat: **Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	12`0" x 4`4"	Living Room	Main	11`11" x 12`8"
Den	Main	11`9" x 10`3"	4pc Bathroom	Main	8`10" x 4`11"
Dining Room	Main	12`9" x 10`1"	Family Room	Main	20`0" x 15`11"
Kitchen With Eating Area	Main	15`4" x 13`0"	Dinette	Main	12`4" x 8`2"
Laundry	Main	5`3" x 7`10"	Bedroom - Primary	Second	20`1" x 16`2"
Walk-In Closet	Second	5`1" x 8`10"	4pc Ensuite bath	Second	10`2" x 8`5"
Bedroom	Second	13`5" x 12`7"	4pc Bathroom	Second	10`2" x 4`11"

Bedroom
Bedroom
Bathroom - Roughed-in

Second
Second
Basement

13`5" x 12`0"
11`5" x 16`11"
8`3" x 9`1"

4pc Ensuite bath
Bonus Room
Furnace/Utility Room

Second
Second
Basement

11`6" x 4`11"
11`11" x 12`10"
10`2" x 8`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0714427

Zoning:
R1

Remarks

Pub Rmks:

Situated in a quiet cul-de-sac in Airdrie, AB, this 3,000 sq. ft. beautiful home offers an exceptional blend of space, functionality, and stunning canal views. Designed for modern family living, the home features four spacious bedrooms, including a luxurious master suite with a large bay window overlooking the canal and a 4-piece ensuite. The second and third bedrooms share a Jack and Jill 4-piece ensuite, while a fourth bedroom is conveniently located near an additional 4-piece bathroom. A bonus room on the upper level provides versatile living space, all complemented by impressive 9-ft ceilings throughout. The main floor offers a well-appointed kitchen with brand new stainless steel appliances, a nook, a formal dining room, and expansive family and living rooms, along with a bedroom, 4pc bathroom, and laundry room with white washer and dryer, all under 9-ft ceilings to enhance the home's open and airy feel. The walk-out basement, featuring **7 large windows and a glass sliding door, opening to a huge pie shaped backyard, ** remains undeveloped, offering limitless potential for customization. Outdoor living is equally impressive with a 10' x 21' deck overlooking the scenic canal, while the front double-car garage provides ample parking and storage. Recently upgraded with new carpet and fresh paint, this move-in-ready home is ideally situated near parks, schools, and walking paths. An outstanding opportunity for those seeking space, style, and an unbeatable location—schedule your private viewing today.

Inclusions:
Property Listed By:

Ceiling Fans
URBAN-REALTY.ca

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













