



THE
A-TEAM

**RE/MAX
FIRST**

209 BAYSIDE Loop, Airdrie T4B 3W7

MLS®#: **A2194732**

Area: **Bayside**

Listing Date: **02/27/25**

List Price: **\$699,900**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**
Lot Information
Lot Sz Ar: **4,265 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,821**
Low Sqft:
Ttl Sqft: **1,821**

DOM

-0
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Lawn**
Park Feat: **Concrete Driveway,Garage Faces Front,Heated Garage,Oversized,See Remarks,Tandem,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Bar,Breakfast Bar,Double Vanity,Kitchen Island,No Animal Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Stone Counters,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	7`0" x 8`8"
2pc Bathroom	Main	4`11" x 4`11"
Living Room	Main	16`5" x 12`2"
Bedroom - Primary	Upper	16`7" x 12`11"
Walk-In Closet	Upper	4`11" x 10`11"
4pc Bathroom	Upper	4`10" x 8`0"

Room	Level	Dimensions
Mud Room	Main	8`3" x 10`5"
Kitchen	Main	12`1" x 10`9"
Dining Room	Main	6`6" x 10`9"
5pc Ensuite bath	Upper	5`4" x 10`11"
Bedroom	Upper	9`4" x 9`8"
Bedroom	Upper	9`11" x 12`9"

Bedroom
Game Room
4pc Bathroom

Upper
Basement
Basement

9`6" x 16`5"
18`5" x 11`11"
4`11" x 7`11"

Laundry
Bedroom
Furnace/Utility Room

Upper
Basement
Basement

8`4" x 9`4"
12`4" x 9`6"
6`6" x 20`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1313368

Zoning:
R1

Remarks

Pub Rmks:

WANT IT ALL? This home delivers! 4 bedrooms upstairs - Tandem Garage (3 spaces) - HUGE Primary Suite - Fully finished basement with another bedroom and separate entrance on the side - Air Conditioning - Quiet street in Bayside Estates. Whew! You need to come see this to believe it... Let's start with the roomy front Foyer - Plenty of room to greet your guests! Head into the Living Room and you will find large windows and a cute gas fireplace. The Kitchen features white cabinets, extra drawers, gleaming appliances and quartz countertops. If you have family over and need to extend your table - you will love this flexibility of the Dining Room. There's even a cute balcony, which makes BBQ'ing easy. Do you like when the Pantry flows into the Mud Room? You are in luck! This mud room can handle anything you throw at it. Big closet, hooks and plenty of room for a big bench. Heading upstairs - Your front room can be used as a bonus room, music room or bedroom. It has enhanced soundproofing insulation from the rest of the bedrooms so you can jam out! Two other kids Bedrooms up here share a well sized Main Bathroom. The Laundry Room is situated in a corner which will allow you to run a load any time without disturbing anyone. It also has room for ironing and lots of shelving for linens. Your Primary Suite easily fits a KING bed and has space for a sitting area. Your Ensuite features double sinks and quartz countertops. Extra long walk in closet, too! HERE is what you have been waiting for - The FULLY FINISHED BASEMENT has another Bedroom, a full Bathroom, Rec Room with a big window, wet bar and separate entrance! There is also SO much storage in the furnace room and under the stairs. Outside you will see the upper and lower decks both have composite decking which will stand the test of time and require very minimal maintenance. The yard has plenty of space for the kids to run around. Bayside Estates has shopping, the canal, parks, playgrounds and schools all so close. You CANNOT go wrong with this gem of a house. Better come check it out today!

Inclusions:
Property Listed By:

4 TV Mounts, 3 TV's, BBQ, Patio Set, Bar Fridge in Basement
CIR Realty

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













