



THE
A-TEAM

**RE/MAX
FIRST**

30 BAYWATER Cape, Airdrie T4B 0B3

MLS® #: **A2196799**

Area: **Bayside**

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

List Price: **\$749,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2009**
Lot Information
Lot Sz Ar: **4,337 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,186**
Low Sqft:
Ttl Sqft: **2,186**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Landscaped,Lawn,Level,Rectangular Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	5`6" x 7`11"	Dining Room	Main	7`10" x 12`0"
Kitchen	Main	11`0" x 18`6"	Living Room	Main	15`3" x 17`8"
Den	Main	10`0" x 12`10"	Pantry	Main	3`8" x 3`3"
4pc Bathroom	Second	9`5" x 4`11"	5pc Ensuite bath	Second	9`5" x 10`11"
Bedroom	Second	14`5" x 10`11"	Bedroom	Second	10`2" x 10`11"

**Bonus Room
Bedroom - Primary**

**Second
Second**

**19`3" x 14`7"
13`8" x 16`5"**

**Laundry
Walk-In Closet**
Legal/Tax/Financial

**Second
Second**

**4`7" x 5`5"
7`1" x 5`0"**

Title:
Fee Simple
Legal Desc:

0714427

Zoning:
R1

Remarks

Pub Rmks:

***** Open House Saturday March 1st 12:30-2:30 *** Don't miss your chance to own this stunning corner-lot home in Bayside, tucked away on a cul-de-sac, offering fantastic curb appeal and a welcoming front porch. Extra windows flood the space with natural light, creating a bright and inviting atmosphere that makes this house feel like a home from the moment you walk in. As you step inside, you'll immediately notice the thoughtful layout, starting with a main-floor den, ideal for a home office or a cozy sitting area. The open-concept living area flows effortlessly, with hardwood and tile flooring throughout, a cozy living room complete with a gas fireplace, and a spacious dining area that's perfect for both everyday meals and hosting friends. The recently updated kitchen is a chef's dream, featuring stainless steel appliances, granite countertops, and ample space to prepare meals and entertain. A 2-piece bathroom rounds out the main floor, offering convenience and style. Upstairs, the home continues to impress. A beautiful staircase leads to the second level, where you'll find a bright and sunny bonus room—perfect for a media room, playroom, or an additional lounging area. The spacious primary suite is an inviting retreat, complete with a walk-in closet and a private en suite that's perfect for unwinding after a long day. Two additional bedrooms, a full bathroom, and a separate laundry area provide plenty of space for the whole family. The undeveloped basement presents endless possibilities, whether you dream of a home gym, a recreation room, or an additional living area to suit your needs. With brand-new carpets, fresh paint throughout, air conditioning, and custom blinds, this home is truly move-in ready. The fully landscaped backyard is perfect for enjoying sunny days, offering a large deck for entertaining and a shed for extra storage. The attached double garage adds even more convenience. This home is ideally located just steps from the canals and walking paths, and the convenience of local schools is unbeatable. The elementary school is just a short walk away, while the middle school bus stop is conveniently across the street, and the high school is just down the road. With everything so close, you can spend less time commuting and more time enjoying the best of Bayside living. Bayside is one of Airdrie's most desirable communities, known for its peaceful ambiance and close-knit atmosphere. With scenic canals, picturesque walking paths, parks, and playgrounds, plus easy access to shopping, dining, and amenities, it's a place where you can truly feel at home. Whether you're looking for a quiet retreat or a vibrant community to make your own, Bayside offers the perfect setting to live your best life.**

Inclusions:
Property Listed By:

**N/A
eXp Realty**

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









