



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**612 BAYWATER Manor, Airdrie T4B 0A7**

MLS® #: **A2199576**      Area: **Bayside**      Listing Date: **03/06/25**      List Price: **\$649,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Airdrie**      Finished Floor Area  
 Year Built: **2024**      Abv Sqft: **1,596**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **2,798 sqft**      Ttl Sqft: **1,596**  
 Lot Shape:

DOM

**30**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Back Lane,Front Yard,Lake**  
 Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Central**  
 Sewer:  
 Ext Feat: **Lighting,Playground,Private Yard,Tennis Court(s)**

Construction:  
**Mixed**  
 Flooring:  
**Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Range Hood,Refrigerator,Washer**  
 Int Feat: **No Animal Home,No Smoking Home,Quartz Counters,Separate Entrance,Storage,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	4`9" x 6`0"	2pc Bathroom	Main	4`11" x 5`6"
Kitchen	Main	11`4" x 11`11"	Dining Room	Main	10`6" x 7`7"
Living Room	Main	11`3" x 13`3"	Entrance	Main	7`3" x 5`10"
Mud Room	Main	3`4" x 3`11"	Bedroom	Upper	9`8" x 10`5"
4pc Bathroom	Upper	8`6" x 4`11"	Bedroom	Upper	9`7" x 8`10"
Laundry	Upper	5`0" x 3`7"	Walk-In Closet	Upper	5`5" x 4`8"
Bedroom - Primary	Upper	11`0" x 13`5"	4pc Bathroom	Upper	4`11" x 11`2"

Bedroom  
4pc Bathroom  
Flex Space  
Kitchen

Basement  
Basement  
Basement  
Basement

8`4" x 8`7"  
5`0" x 7`8"  
8`9" x 10`5"  
6`8" x 8`11"

Bedroom  
Laundry  
Dining Room

Basement  
Basement  
Basement

8`10" x 10`9"  
3`9" x 7`1"  
8`6" x 6`9"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**2311179**

Zoning:  
**R1-L**

Remarks

Pub Rmks:

**Welcome to your dream home in Bayside ! This unique 2024 construction 5-bedroom, 3.5-bath gem offers the perfect blend of modern elegance and comfort, designed to meet all your family's needs. As you step inside, you'll notice the thoughtful layout, featuring a main floor flex room, ensuring convenience and flexibility for multi-generational living or a home office space. One of the standout features is the private primary suite, offering a luxurious retreat within your own home. The home boasts 9-foot ceilings on both the basement and main floor, amplifying the sense of space and offering a bright and inviting ambience throughout. The side-entrance to the basement further enhances the potential for this home. Located in the heart of Bayside, this stunning home offers the peace and privacy you desire. Being a 2024 built House, you can still sense the freshness of the house, providing the opportunity to create lasting memories and put your personal touch on every aspect. The property is in close proximity to a school, making it perfect for families with children. THE 2 bedroom ILLEGAL SUITE offers unique feature to this property. Don't miss this incredible opportunity to own this marvel home with unique features and a prime location.**

Inclusions:  
Property Listed By:

**WINDOW BLINDS, BASEMENT( REFRIGERATOR, STACKED ONE UNIT WASHER DRYER, RANGE, HOOD FAN)  
First Place Realty**

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









