



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 BAYVIEW Circle, Airdrie T4B4H5**

MLS® #: **A2126321**

Area: **Bayview**

Listing Date: **04/26/24**

List Price: **\$999,000**

Status: **Active**

County: **Airdrie**

Change: **-\$50k, 30-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2017**  
Lot Information  
Lot Sz Ar: **491 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,625**  
Low Sqft:  
Ttl Sqft: **1,625**

DOM

**23**  
Layout  
Beds: **4 (2 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Creek/River/Stream/Pond,Front Yard,Lawn,Landscaped,See Remarks**  
Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas,See Remarks**  
Sewer:  
Ext Feat: **Lighting**

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

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Stove,Microwave,Range Hood,Refrigerator,See Remarks,Washer,Window Coverings**  
Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`1" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`4" x 12`3"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`3" x 5`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`6" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>14`0" x 13`9"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 9`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`3" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`6" x 16`11"</b>
<b>Office</b>	<b>Main</b>	<b>9`4" x 8`1"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`8" x 6`6"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`2" x 13`3"</b>

Bedroom  
Game Room  
Other

Lower  
Lower  
Basement

11`1" x 10`7"  
29`6" x 16`1"  
5`9" x 14`4"

Office  
Storage

Lower  
Lower

11`2" x 10`10"  
10`7" x 19`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1-U**

**1612373**

Remarks

Pub Rmks:

**\*\*\*Join us this weekend at our OPEN HOUSE! Saturday & Sunday 11AM-2PM\*\*\* Welcome to your DREAM waterfront retreat in the heart of Bayside with almost 3100 SF of development! This stunning VAULTED walkout bungalow boasts luxury and convenience at every turn. This Primary Bedroom has tall vaulted ceilings and enjoys enough room for a King Bed, seating area and furniture set! Another private bedroom upstairs enjoys its own full bathroom. Home office upstairs with lots of light from the front windows. Step into your bright and airy white kitchen, complete with stainless appliances, a stylish 'Wood Hood' over the Gas Cooktop, an extra-long island, and ample pantry space. Whether you're entertaining guests or enjoying family meals, this kitchen is sure to impress. Your new Living room has wonderful sliding glass doors framing picturesque canal views. Outside, the beautifully landscaped front yard features an exposed aggregate driveway leading to your double garage and a grand precast front step. The lower level of this home is an entertainer's paradise, featuring a huge rec room/family room, another separate office, two additional bedrooms, and a full bathroom. The wet bar with ample cabinet storage and a bar fridge makes hosting gatherings a breeze. The backyard is a true oasis, with plenty of space for a future hot tub, fire pit, or pool, perfect for relaxing or hosting outdoor gatherings. Convenience is key with a pathway in the back providing easy access to nearby parks, ensuring peace of mind for parents and endless adventures for kids. Plus, with a quick drive or short walk to the K-4 School in Bayview, as well as walking distance to four parks—including Bayview Park with its tennis courts, creeks, picnic areas, and amphitheater—every day is filled with opportunity for fun and exploration. Don't miss your chance to own this exceptional waterfront property, where every day feels like a vacation. Experience the ultimate in luxury living and schedule your private tour today!**

Inclusions:  
Property Listed By:

**TV Mounts X3, Fridge in Garage  
CIR Realty**

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



















