



THE
A-TEAM

**RE/MAX
FIRST**

68 BAYCREST Place #3, Calgary T2V 0K6

MLS®#: **A2133536**

Area: **Bayview**

Listing Date: **05/23/24**

List Price: **\$1,099,000**

Status: **Active**

County: **Calgary**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Calgary

Abv Sqft:

2,650

Year Built:

1978

Low Sqft:

Ttl Sqft:

2,650

Lot Information

Lot Sz Ar:

Lot Shape:

DOM

33

Layout

Beds:

3 (3)

Baths:

3.0 (2 2)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Backs on to Park/Green Space,Greenbelt,Landscaped

Double Garage Attached

Utilities and Features

Roof: **Rubber**

Heating: **Central,Fireplace(s),Natural Gas**

Sewer:

Ext Feat: **Awning(s),BBQ gas line,Garden,Lighting**

Construction:

Brick,Wood Frame,Wood Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Built-In Range,Built-In Refrigerator,Central Air Conditioner,Convection Oven,Dishwasher,Dryer,Garage Control(s),Washer,Window Coverings

Int Feat:

Beamed Ceilings,Ceiling Fan(s),Granite Counters,High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Primary Downstairs,Skylight(s),Storage,Vaulted Ceiling(s),Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	2`11" x 7`7"
Dining Room	Main	16`2" x 11`2"
Kitchen	Main	15`7" x 12`3"
Living Room	Main	15`9" x 24`6"
4pc Bathroom	Second	15`11" x 7`3"
Bedroom	Second	9`9" x 14`8"

Room	Level	Dimensions
4pc Ensuite bath	Main	12`4" x 9`11"
Foyer	Main	9`0" x 6`5"
Laundry	Main	5`11" x 13`6"
Bedroom - Primary	Main	23`9" x 18`2"
Bedroom	Second	9`10" x 12`6"
Family Room	Second	19`5" x 10`11"

2pc Bathroom
Game Room
Furnace/Utility Room

Basement
Basement
Basement

6`5" x 5`9"
28`8" x 27`10"
15`5" x 29`1"

Den
Storage

Basement
Basement

15`5" x 14`8"
15`1" x 6`3"

Legal/Tax/Financial

Condo Fee:
\$969

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
M-CG d17

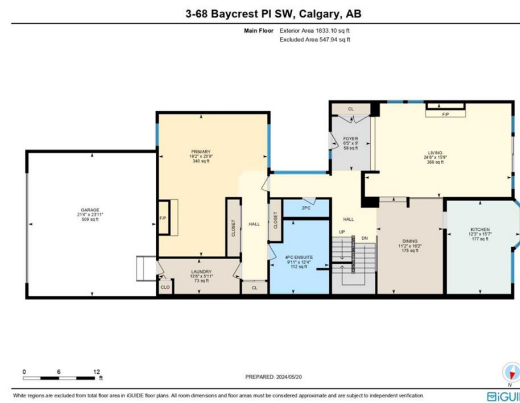
Legal Desc: 7911160

Remarks

Pub Rmks: **OPEN HOUSE SUNDAY JUNE 9, 2-4PM** Welcome home to the exclusive SW district of Bayview. With endless walking paths along the peninsula of Glenmore Reservoir and shops close by, this private oasis in Bay Point is rarely offered to market. An unparalleled lock & leave lifestyle surrounded by stunning grounds, walking trails along the water, and anywhere you want to be within 15 minutes, really! We are drawn to the private tranquility this 1 1/2 storey villa affords. Beyond the front foyer, soaring cedar-paneled ceilings with massive stone fireplace, where skylights immerse the space in natural light. Main floor features light hardwood, vaulted living room with massive stone fireplace, elegant dining area, gourmet kitchen, and a luxurious primary bedroom suite. The sunken living room flows to the dining area immediately adjacent to the updated kitchen with eating nook. Granite countertops, built-in appliances, custom cabinetry with ample storage, and timeless finishes ensure both style and functionality. Serene backdrop from the west-facing windows with picturesque views of your private deck, lush green space and many trees beyond. The expansive primary wing is a true retreat. It features a refinished 4-piece ensuite bathroom, cozy sitting area with fireplace, and cleverly integrated closet space. Laundry room offers direct access to the double garage. The second floor features a versatile loft-style family room, perfect for a home office that overlooks the living room. Two additional bedrooms on this floor offer excellent closet space and flexible layouts, along with a 4-pce bathroom to accommodate family or guests. The lower level adds over 1,300 square feet of additional living and storage, including a den, an expansive recreation room, 2pce bathroom and a large storage room lined with shelves. This level offers endless possibilities for entertainment, relaxation, and practical storage solutions. Every aspect of this home, from the natural light to the thoughtfully designed living spaces, speaks to a lifestyle of luxury and comfort. Don't miss the opportunity to make this exquisite property your own.

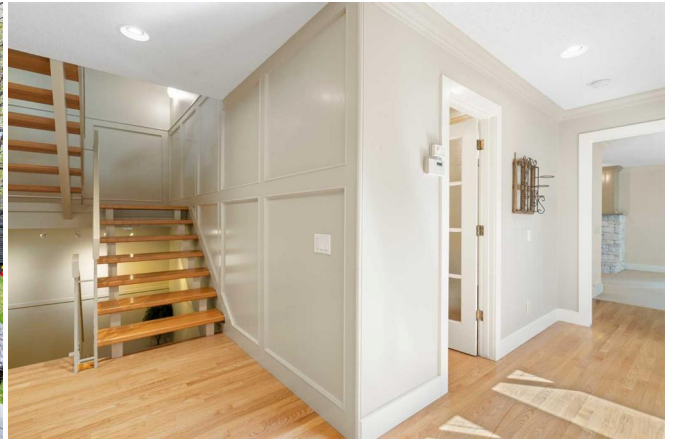
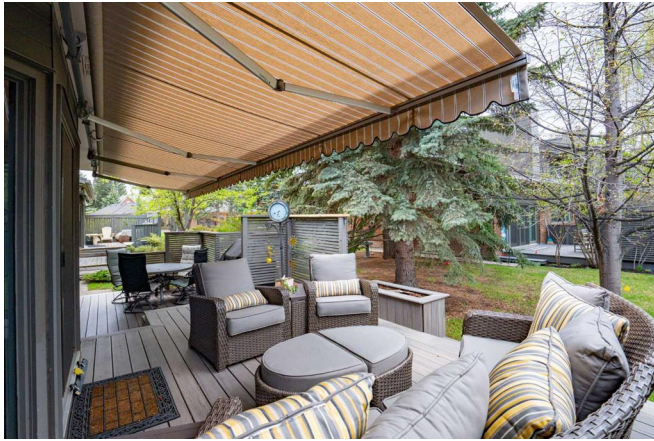
Inclusions: N/A
Property Listed By: CIR Realty

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









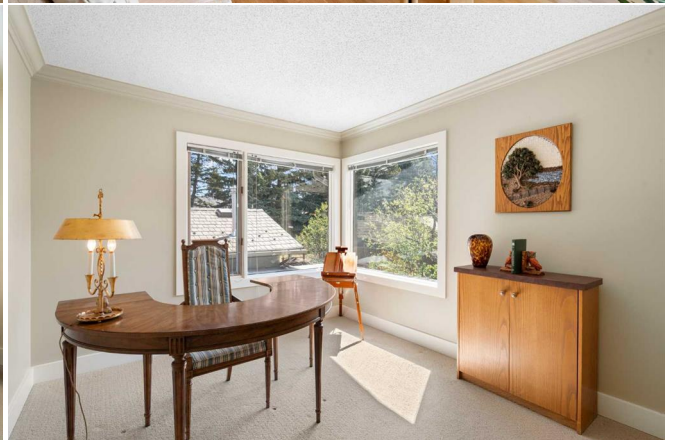
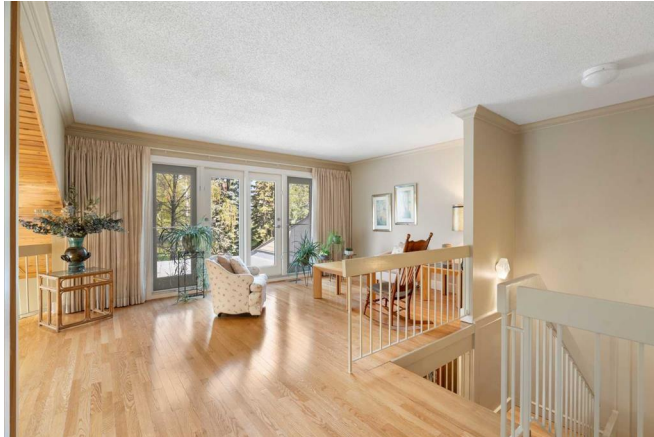
3-68 Baycrest Pl SW, Calgary, AB

2nd Floor Exterior Area 816.95 sq ft



PREPARED: 2014/05/20

Walls, partitions and included from this floor area in CAD/CAD floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





3-68 Baycrest Pl SW, Calgary, AB

Basement (Below Grade) Exterior Area 1305.27 sq ft
Excluded Area 419.55 sq ft



0 5 10
PREPARED: 2024/05/20
BIGUIDE



