



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**102 BAYVIEW Circle, Airdrie T4B4H5**

MLS® #: **A2139719**

Area: **Bayview**

Listing Date: **06/10/24**

List Price: **\$899,900**

Status: **Active**

County: **Airdrie**

Change: **-\$50k, 21-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2017**

Lot Information

Lot Sz Ar: **5,287 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,625**

Low Sqft:

Ttl Sqft: **1,625**

DOM

**18**

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 Cooktop,Microwave,Range Hood,Refrigerator,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>
4pc Bathroom	Main	9`1" x 4`11"
Bedroom	Main	10`4" x 12`3"
Foyer	Main	9`3" x 5`11"
Living Room	Main	16`6" x 15`4"
Bedroom - Primary	Main	14`0" x 13`9"
4pc Bathroom	Lower	4`11" x 9`8"
Bedroom	Lower	11`1" x 10`7"
Game Room	Lower	29`6" x 16`1"
Other	Basement	5`9" x 14`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
5pc Ensuite bath	Main	9`3" x 12`9"
Dining Room	Main	12`0" x 10`1"
Kitchen	Main	15`6" x 16`11"
Office	Main	9`4" x 8`1"
Walk-In Closet	Main	8`8" x 6`6"
Bedroom	Lower	10`2" x 13`3"
Office	Lower	11`2" x 10`10"
Storage	Lower	10`7" x 19`1"

Legal/Tax/Financial

Title: Fee Simple  
 Legal Desc: 1612373  
 Zoning: R1-U

Remarks

Pub Rmks: **PERFECT FOR EMPTY NESTERS, MULTI-GENERATIONAL FAMILIES OR ANYONE WITH TEENS! Almost 3100 SF of development, and SO well maintained! This stunning VAULTED walkout bungalow boasts luxury and convenience at every turn. Where else can you find 2 Bed Up, 2 Bed Down AND TWO home offices?? 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: TV Mounts X3, Fridge in Garage  
 Property Listed By: CIR Realty

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









