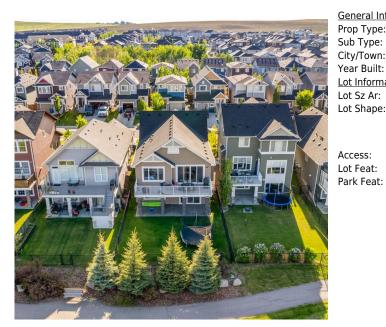


## 102 BAYVIEW Circle, Airdrie T4B4H5

MLS®#:	A2139719	Area:	Bayview	Listing	06/10/24	List Price: <b>\$899,900</b>
Status:	Active	County:	Airdrie	Date: Change:	-\$50k, 21-Jun	Association: Fort McMurray



eral Informatior	<u>1</u>			DOM	
у Туре:	Residential			18	
Type:	Detached			<u>Layout</u>	
/Town:	Airdrie	Finished Floor Ar	ea	Beds:	4 (2 2 )
r Built:	2017	Abv Sqft:	1,625	Baths:	3.0 (3 0)
Information		Low Sqft:		Style:	Bungalow
Sz Ar:	5,287 sqft	Ttl Sqft:	1,625		
Shape:				Parking	
				Ttl Park:	2
				Garage Sz:	2

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

	Utilities and Features					
Roof:	Asphalt Shingle	Construction:				
Heating:	Forced Air, Natural Gas, See Remarks	Stone, Vinyl Siding				
Sewer:		Flooring:				
Ext Feat:	Lighting	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					
Utilition	Lighting, Stone Counters, Storage, Vaulted	Lennig(s), waik-in closel(s), wet bar, when for sound				
Utilities: Room Information						

<u>Room</u> 4pc Bathroom Bedroom Foyer Living Room Bedroom - Primary 4pc Bathroom Bedroom Game Room	<u>Level</u> Main Main Main Main Lower Lower Lower	Dimensions 9`1" x 4`11" 10`4" x 12`3" 9`3" x 5`11" 16`6" x 15`4" 14`0" x 13`9" 4`11" x 9`8" 11`1" x 10`7" 29`6" x 16`1"	Room 5pc Ensuite bath Dining Room Kitchen Office Walk-In Closet Bedroom Office Storage	<u>Level</u> Main Main Main Main Lower Lower Lower	Dimensions 9`3" x 12`9" 12`0" x 10`1" 15`6" x 16`11" 9`4" x 8`1" 8`8" x 6`6" 10`2" x 13`3" 11`2" x 10`10" 10`7" x 19`1"		
Other	Basement	5`9" x 14`4"	Legal/Tax/Financial				
			Legal/Tax/Fillalicidi				
Title:		Zoning:					
Fee Simple	1612272	R1-U					
Legal Desc:	1612373		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: Property Listed By:	TV Mounts X3, Fridge CIR Realty		ince the ultimate in luxury living ar	ia schedule your private to	ur touay:		

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









