



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**138 BAYVIEW Circle, Airdrie T4B4H5**

MLS®#: **A2145033**

Area: **Bayview**

Listing Date: **06/27/24**

List Price: **\$1,050,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Airdrie**  
Year Built: **2019**

Lot Information

Lot Sz Ar: **5,232 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,585**

Low Sqft:

Ttl Sqft: **1,585**

DOM

**5**

Layout

Beds: **4 (2 2 )**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Creek/River/Stream/Pond,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Underground Sprinklers,Rectangular Lot,Views  
Double Garage Attached,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **High Efficiency,Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Stove,Microwave,Refrigerator,Washer,Water Softener,Window Coverings,Wine Refrigerator**  
Int Feat: **Pantry,Vaulted Ceiling(s),Vinyl Windows,Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`0" x 4`9"</b>
<b>Balcony</b>	<b>Main</b>	<b>31`5" x 9`8"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`1" x 10`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`5" x 16`2"</b>
<b>Den</b>	<b>Main</b>	<b>7`2" x 14`5"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>8`5" x 8`1"</b>
<b>Other</b>	<b>Lower</b>	<b>10`11" x 3`0"</b>

Room	Level	Dimensions
<b>5pc Ensuite bath</b>	<b>Main</b>	<b>9`2" x 12`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`3" x 12`1"</b>
<b>Foyer</b>	<b>Main</b>	<b>6`6" x 16`1"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`5" x 15`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`11" x 13`8"</b>
<b>4pc Bathroom</b>	<b>Lower</b>	<b>4`11" x 9`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>11`1" x 12`3"</b>

<b>Bedroom</b>	<b>Lower</b>	<b>10`1" x 13`5"</b>	<b>Exercise Room</b>	<b>Lower</b>	<b>11`2" x 8`11"</b>
<b>Laundry</b>	<b>Lower</b>	<b>10`1" x 5`4"</b>	<b>Game Room</b>	<b>Lower</b>	<b>29`5" x 21`11"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>10`6" x 13`0"</b>			

Legal/Tax/Financial

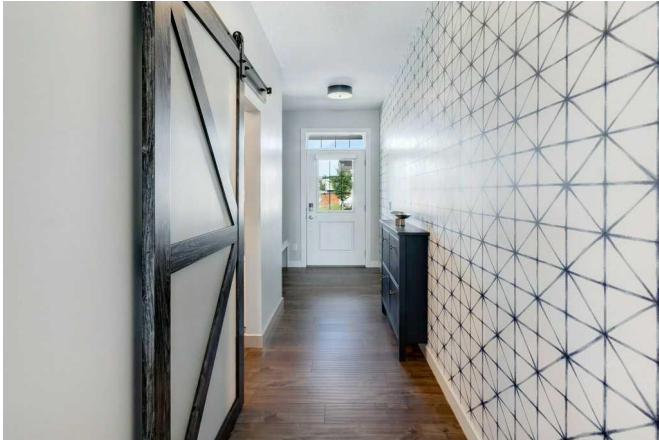
Title: Zoning:  
**Fee Simple** **R1-U**  
 Legal Desc: **1711436**

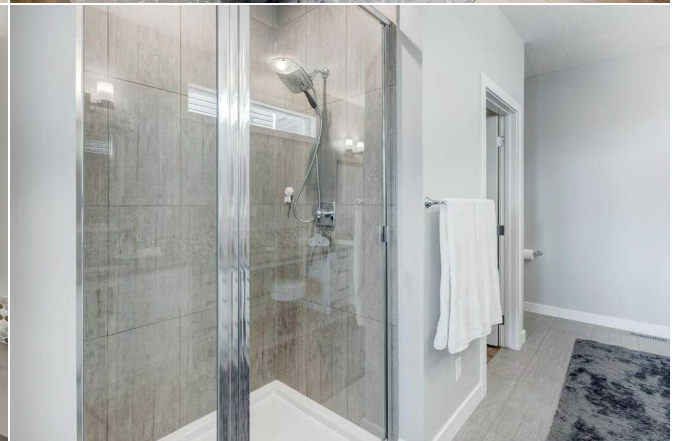
Remarks

Pub Rmks: **HAVE YOU BEEN GETTING THE DULDRUMS LOOKING AT HOMES? Here is the one for you. The moment you enter this home you will be awe struck by the dramatic vaulted ceilings and the incredible view! Backing the canals, this lot is conveniently located next to the walking path giving you added separation from neighbors and incredible views to the South. The homes across the canal are on large pie lots offering added privacy and a parklike view. Not to be outdone by the view, this home has been updated with bold designer paint and wallpaper. The most discerning buyer will appreciate the attention to details like the upgraded appliance package in the kitchen offering a gorgeous, quartz counter tops, quality white cabinetry and unique pantry/microwave feature wall with its own window. Extra windows have been added plus adjusted in height to provide privacy while capturing a wealth of natural lighting. 4" shutters and complimenting Hunter Douglas roller shades add elegance while drapes add a fun dash of color. The main floor den is the perfect home office and even has room for two desks! A second bedroom on the main has a full bathroom nearby. A barn door has been added giving separation to the mudroom leading to the insulated garage that has hot and cold-water taps. The primary suite is grand! It easily accommodates a king size bed plus a large dresser, but the best part is the view that will start and end your day with tranquility. The ensuite has quartz countertops and vanities, on either side of a tasteful makeup desk, promoting harmony in the morning. The extensive cabinetry and large walk-in closet keep things tidy and organized. The stunning tile shower and flooring add luxury and style. A streamline, unique fireplace has been added above the staircase for added ambience. The thoughtfully fully finished lower level offers 2 additional bedrooms complimented by a full bath, practical laundry room with cabinets and folding counter, plenty of storage, a den/work out room, wet bar, TV entertainment area and games room, it walks out to a lovely covered patio that is set back, just enough to give you a great view and still offer you privacy. Outdoor enthusiast and gardeners will love the landscaping! The front yard offers low maintenance turf and beautiful flower beds. The pathway side of the home has been showcased with a dramatic rock garden. The backyard has a large covered concrete patio, perfect for your fire table and more tasteful flower gardens. Other upgrades include: Central Air Conditioning, an irrigation system, vinyl decking, gas barbecue line and Water Softener. This home has been meticulously cared for with pride of ownership evident throughout. IF THE ORDINARY JUST WON'T DO, LOOK NO FURTHER. This unique home in this incredibly special location must be experienced in person to be appreciated. Do not be disappointed. Call your favorite agent and schedule your private viewing today.**

Inclusions: **TV Brackets, Nest Thermostat**  
 Property Listed By: **RE/MAX iRealty Innovations**

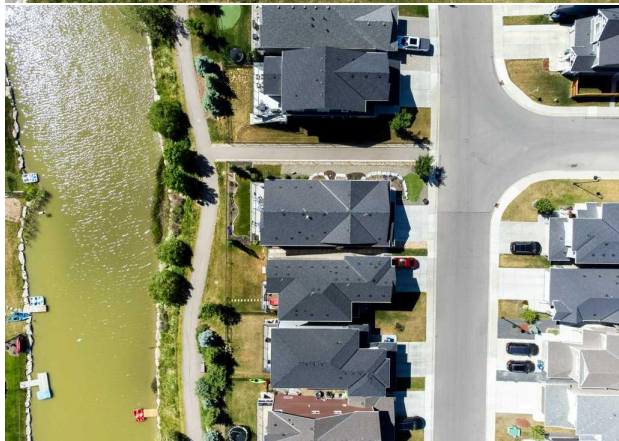
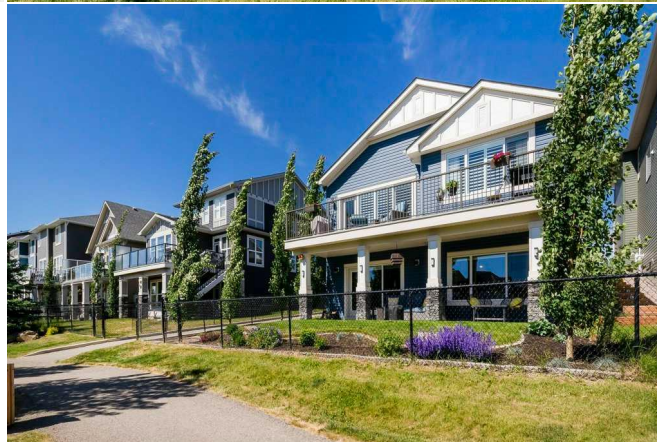
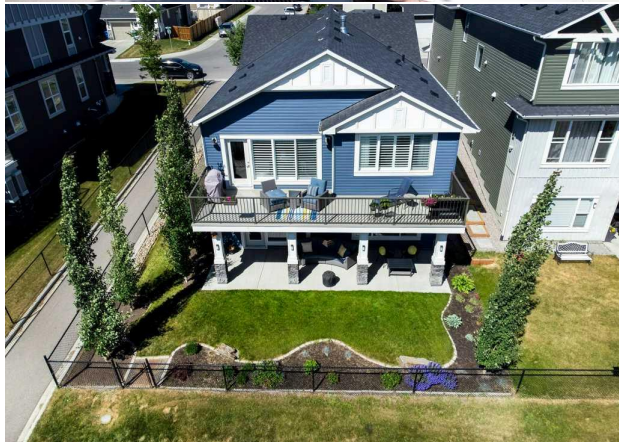
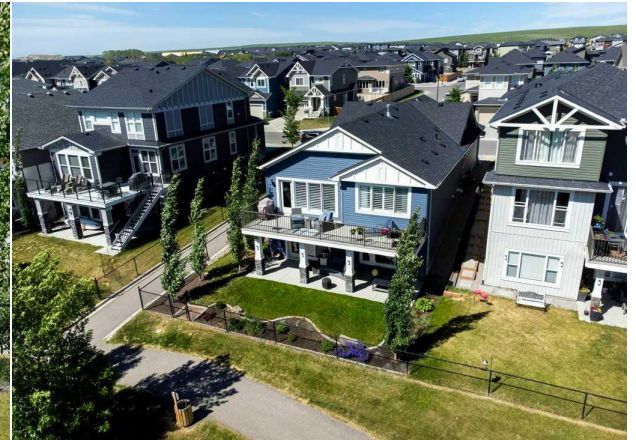
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**











**138 Bayview Cir SW, Airdrie, AB**

Main Floor Exterior Area 1380.03 sq ft  
Interior Area 1488.25 sq ft  
Excluded Area 443.03 sq ft



PREPARED: 2024/05/26

White regions are excluded from total floor area in GIUICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

**138 Bayview Cir SW, Airdrie, AB**

Basement (Below Grade) Exterior Area 1000.53 sq ft  
Interior Area 1305.17 sq ft



PREPARED: 2024/05/26

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