



THE
A-TEAM

**RE/MAX
FIRST**

20 BAY VIEW Drive, Calgary T2V 3N6

MLS® #: **A2156027** Area: **Bayview** Listing Date: **08/10/24** List Price: **\$1,899,000**
 Status: **Active** County: **Calgary** Change: **-\$100k, 02-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1973**
Lot Information
 Lot Sz Ar: **10,311 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,982**
 Low Sqft:
 Ttl Sqft: **2,982**

DOM

39
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **2**

Access:

Lot Feat: **Few Trees,Front Yard,Landscaped,Underground Sprinklers,Rectangular Lot**
 Park Feat: **Additional Parking,Double Garage Attached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Insulated**

Utilities and Features

Roof: **Tile**
 Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,Zoned**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line**

Construction: **Stucco,Wood Frame**
 Flooring: **Ceramic Tile,Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Built-In Oven,Dishwasher,Dryer,Garage Control(s),Gas Range,Range Hood,Refrigerator,Washer,Water Softener,Window Coverings**
 Int Feat: **Double Vanity,French Door,Kitchen Island,No Smoking Home,Open Floorplan,Sauna,Separate Entrance,Soaking Tub,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	13`3" x 7`5"
Family Room	Main	13`5" x 18`1"	Foyer	Main	9`7" x 11`2"
Kitchen	Main	13`9" x 22`1"	Laundry	Main	9`8" x 9`2"
Living Room	Main	14`7" x 20`1"	3pc Ensuite bath	Second	
4pc Ensuite bath	Second		5pc Bathroom	Second	

Bedroom	Second	9`7" x 11`11"	Bedroom	Second	12`8" x 9`11"
Bedroom	Second	9`7" x 13`11"	Bedroom - Primary	Second	11`8" x 13`9"
Den	Second	12`9" x 20`0"	Game Room	Basement	12`6" x 24`5"
Bedroom	Basement	13`1" x 12`0"	Storage	Basement	7`9" x 7`11"
Storage	Basement	26`8" x 42`2"			

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-C1**
Legal Desc: **5921JK**

Remarks

Pub Rmks: **Have you ever dreamed of owning a forever home?Welcome to 20 Bay View Drive SW, a stunning 5 bedroom, 2,982sqft home on a massive lot that exudes modern elegance with a touch of old world charm. As you enter you are greeted by an open floor plan that features a luxury kitchen renovation by Trademark Renovations that will leave you speechless. The L-shaped design offers an abundance of counter space and the opulent 12ft, 2" thick, mitered island (with storage cabinets) made with natural quartzite stone, will be the perfect gathering space when hosting family and friends. The centrepiece of the kitchen is the 48" Bertazzoni freestanding gas range and matching hood fan. The intricate detailing and the iconic style of these pieces gives the kitchen a timeless look that will have everyone talking. Other high end finishes include designer light fixtures, Shaws 39" two bowl Fireclay kitchen sink, Perrin & Rowe unlacquered brass kitchen faucet and pot filler. The kitchen also offers a beverage fridge and perfectly opens up to the dining and living spaces. The great room features a grand bay window that floods the space with natural light and across the hall you'll find the spacious laundry room offering upper + lower cabinets for additional storage, a convenient utility sink and side door with access to the backyard. This main floor also offers an additional flex room with a beautiful fireplace that could be used as a home office, second seating room or play area. The primary retreat is worthy of the title and screams luxury. Enter through double french doors leading you to a large sitting area with a charming wood burning fireplace and access to a large west facing upper deck. The sleeping area is in a separate alcove and imagine what it would be like to wake up and enjoy the fresh air and sunlight every morning. A primary like this would only be matched by DOUBLE ensuite bathrooms and closets. The main ensuite has been renovated with heated tile flooring, a free standing tub, a spa-like stand up shower and access to a SECOND balcony overlooking the backyard. The second ensuite offers a large vanity and a fully functioning SAUNA! To finish off this level you'll also find 3 more bedrooms and a second 5-piece bath with dual vanities. The lower level features a large recreation room, a fifth bedroom and a massive storage area or an opportunity for future development. Lastly, the fully landscaped backyard oasis is a dream and comes with an underground irrigation system. Other upgrades to note are: NO CARPET (new Coretec flooring), rough in for 2 A/C units, a new panel with 200 amp service, Lifebreath 730 Energy recovery ventilation unit and so much more. Full list in supplements. Bay View is an exclusive community next to the Glenmore Reservoir with countless amenities and services within minutes including Rockyview Hospital, Heritage Park, Chinook shopping centre, golfing, Southland Leisure Centre, 2 min drive to Nellie McClung School and a 15 min drive to the downtown core.**

Inclusions: ventilation unit, pot filler, garage heater, cabinets in garage
Property Listed By: **CIR Realty**

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