



THE
A-TEAM

**RE/MAX
FIRST**

203 BAYVIEW Circle, Airdrie T4B 4H2

MLS®#: **A2163212**

Area: **Bayview**

Listing Date: **09/10/24**

List Price: **\$799,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2018**
Lot Information
Lot Sz Ar: **3,905 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,308**
Low Sqft:
Ttl Sqft: **2,308**

DOM

9
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Gazebo,Low Maintenance Landscape,Landscaped,Underground Sprinklers,See Remarks**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Barbecue,BBQ gas line,Fire Pit,Outdoor Grill,Outdoor Kitchen**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Refrigerator,Washer**
Int Feat: **Double Vanity,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`11"	Dining Room	Main	10`6" x 11`8"
Kitchen	Main	14`5" x 18`7"	Living Room	Main	14`11" x 15`4"
Mud Room	Main	11`9" x 8`7"	Office	Main	10`1" x 9`11"
4pc Bathroom	Upper	8`8" x 4`11"	5pc Ensuite bath	Upper	12`2" x 16`0"
Bedroom	Upper	9`5" x 12`2"	Bedroom	Upper	9`4" x 13`7"

**Family Room
Bedroom - Primary**

**Upper
Upper**

**16`1" x 13`4"
13`0" x 15`6"**

**Laundry
Walk-In Closet**
Legal/Tax/Financial

**Upper
Upper**

**7`4" x 9`11"
6`2" x 13`10"**

Title:
Fee Simple
Legal Desc:

1711436

Zoning:
R1-U

Remarks

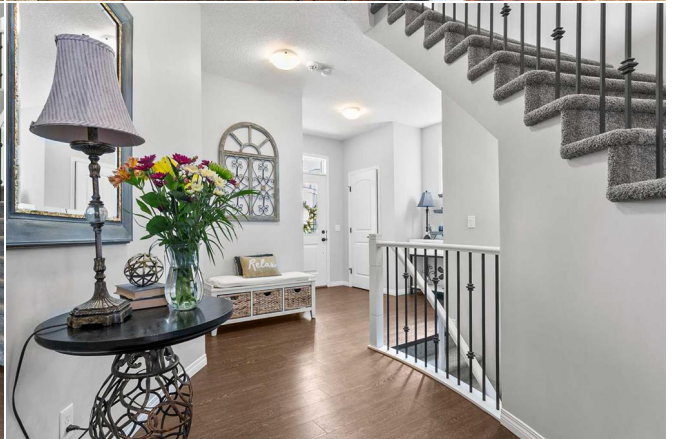
Pub Rmks: **\$100K PRICE REDUCTION! This remarkable home is a rare gem, featuring \$135K in upgrades that set it apart from the rest. The chef's kitchen is a true delight, with a farm sink, GAS RANGE, REVERSE OSMOSIS water filtration system, and a POT FILLER at the stove. The 3-bedroom layout includes a stunning primary suite with a walk-in closet that conveniently connects to the UPPER LAUNDRY ROOM. You'll love the QUARTZ COUNTERTOPS, VINYL PLANK flooring, and AIR CONDITIONING throughout the home. Step outside to your own BACKYARD OASIS, featuring a Natural gas heated HOT TUB, an OUTDOOR KITCHEN, a wrap-around BAR with OVERHEAD HEATERS, a fire pit, and low-maintenance landscaping complete with UNDERGROUND SPRINKLERS. The double attached garage is the ultimate MAN CAVE, fully equipped with a GARAGE HEATER, EPOXY flooring, games room, and a second OPEN BAR. Plus, there's a 10x12' storage mezzanine and a workbench for added convenience. To top it all off, \$20,000 worth of solar panels have been installed, helping you save on electricity bills. The lower level is set up as a fully equipped gym. This home offers unmatched luxury and unique features that you won't find anywhere else. Don't miss this extraordinary opportunity!**

Inclusions: **All Gym equipment included (aside from rower) All furniture in man cave garage TV in Garage All TV Mounts**

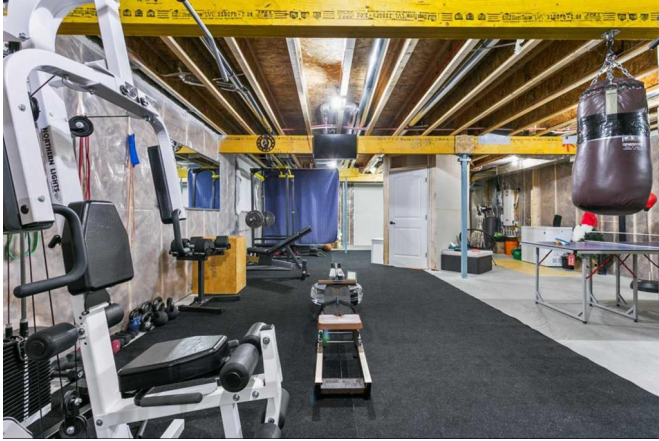
Property Listed By: **CIR Realty**

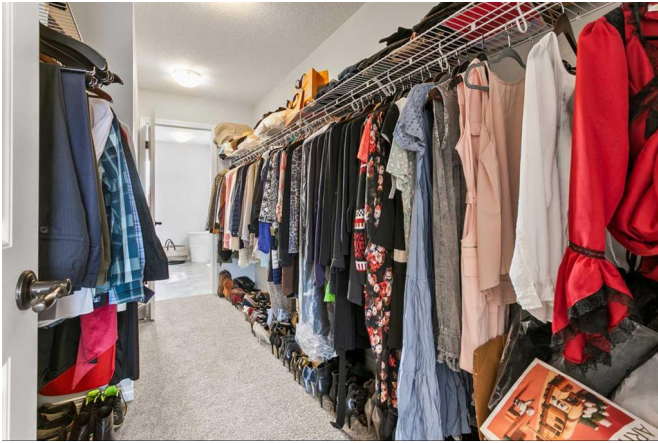
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

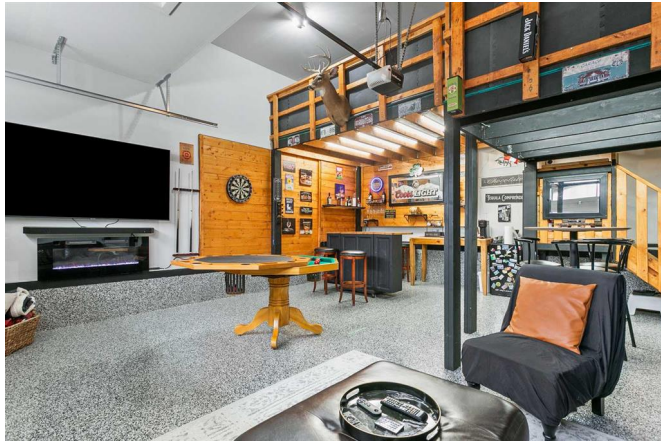












203 Bayview Cir SW, Airdrie, AB

Main Floor Exterior Area 138.05 sq ft
Interior Area 1394.22 sq ft
Excluded Area 435.52 sq ft



PREPARED: 2024/05/14



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

203 Bayview Cir SW, Airdrie, AB

2nd Floor Exterior Area 1225.03 sq ft
Interior Area 1841.27 sq ft
Excluded Area 14.71 sq ft



PREPARED: 2024/05/14



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