



THE
A-TEAM

**RE/MAX
FIRST**

198 BAYVIEW Circle, Airdrie T4B 5A7

MLS® #: **A2165508**

Area: **Bayview**

Listing Date: **09/25/24**

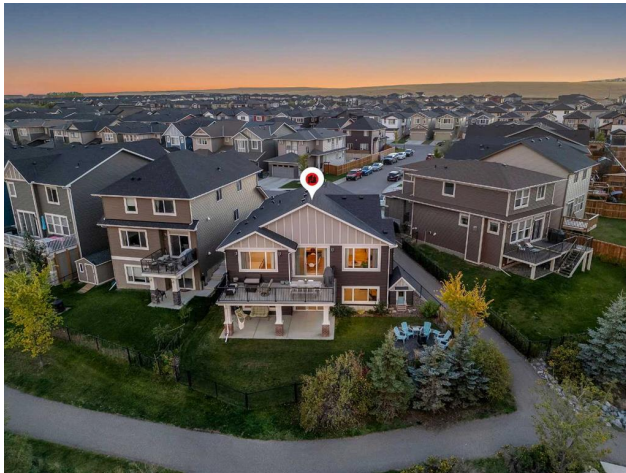
List Price: **\$899,900**

Status: **Active**

County: **Airdrie**

Change: **-\$25k, 11-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2018**
Lot Information
Lot Sz Ar: **5,080 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,586**
Low Sqft:
Ttl Sqft: **1,586**

DOM

27
Layout
Beds: **4 (2 2)**
Baths: **4.0 (4 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Pie Shaped Lot**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Bar Fridge, Dishwasher, Gas Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings**
Int Feat: **Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`7" x 8`2"
Kitchen	Main	17`6" x 12`8"
Dining Room	Main	13`11" x 11`0"
Mud Room	Main	8`2" x 6`2"
Bedroom - Primary	Main	17`7" x 14`10"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	8`3" x 8`5"
Living Room	Main	14`0" x 14`3"
Bedroom	Main	9`11" x 13`2"
Laundry	Main	9`1" x 7`5"
4pc Bathroom	Main	

5pc Ensuite bath
Bonus Room
4pc Bathroom
Bedroom

Main
Basement
Basement
Basement

13`3" x 11`11"

11`2" x 14`11"

Bedroom
Game Room
3pc Ensuite bath

Basement
Basement
Basement

11`2" x 11`4"
38`0" x 18`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1-U

1711436

Remarks

Pub Rmks: **198 Bayview Circle is a beautifully upgraded, almost 3000-square-foot custom bungalow offering a rare two-bedroom AND office on the main floor. With two additional bedrooms in the walkout basement, this home provides space for the whole family. Stepping into this gorgeous home, you are greeted with soaring ceilings, a spacious tiled entryway, and a front office perfect for work or play. Warm-toned engineered hardwood floors flow through the space and compliment the stunning white kitchen, which features a walnut hood fan and shelves, gold accents, and a chef's dream kitchen with SS appliances and a gas range. The kitchen is complete with a strategically placed walk-in pantry. The living room, which features a white brick fireplace and a spacious adjacent dining room, offers a scenic canal view. You can access your expansive upper deck from the dining room, making it an excellent place for entertaining. Elegant 8' double doors lead to the primary retreat, offering romantic vaulted ceilings and views of the canal while you sip your morning coffee in bed. A true spa ensuite with a soaker tub, separate shower, double sinks, and a huge walk-in closet can also be found. Tucked away from the bustle of the home is an additional great-sized bedroom, 4-piece bathroom, laundry room and mudroom with handy built-ins and access from your attached double garage complement this floor. Head downstairs to the vast walkout basement with 9' ceilings, a wet bar and plenty of room for a pool table, which makes this the perfect space for game nights or relaxing. Two additional bedrooms can be found: one offers a 3-piece ensuite bathroom, which a teenager or your guests will love, and another flex room that can function as a gym or craft room, completes the lower level. Step outside to enjoy the landscaped pie lot, which has a dedicated firepit space and room for the four-legged family members or kids to play. Unwind and relax on the lower patio at the end of the day. With only one adjacent neighbour and a walking path beside and behind the home with well-placed shrubs, the backyard is a private space to enjoy. Do you have a kid who loves to play hockey? Every winter, the community comes together to make skating rinks, which are appreciated all winter and will be right at your fingertips. This home is a short walk from Nose Creek Elementary and has numerous outdoor parks, including playgrounds, a bike track, tennis courts, basketball nets, and an outdoor gym.**

Inclusions:
Property Listed By: **Refrigerator, dishwasher, range hood, built-in microwave, gas stove, washer, dryer, window coverings and rods, childrens play structure, eXp Realty**

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

