



THE
A-TEAM

**RE/MAX
FIRST**

138 BAYVIEW Circle, Airdrie T4B4H5

MLS®#: **A2171010**

Area: **Bayview**

Listing Date: **10/08/24**

List Price: **\$950,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential 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

10
Layout
Beds: **4 (2 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat:

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

Park Feat:

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

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

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

Legal/Tax/Financial

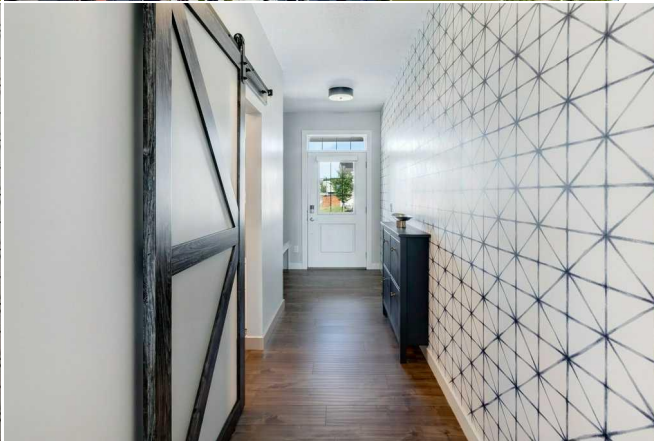
Title: Zoning:
Fee Simple **R1-U**
 Legal Desc: **1711436**

Remarks

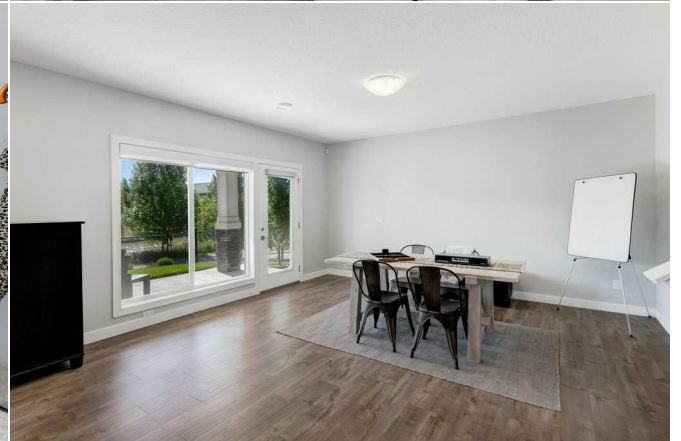
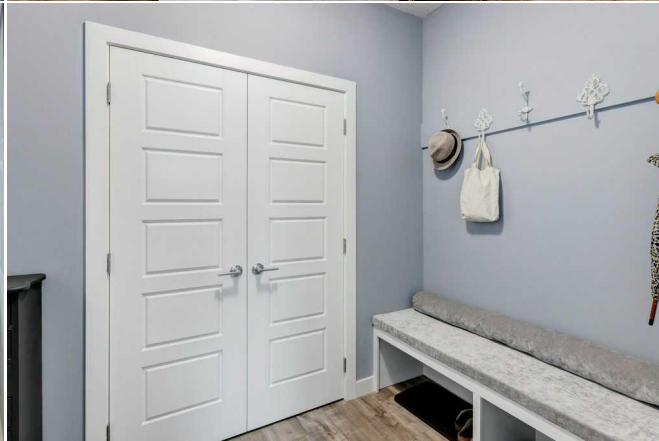
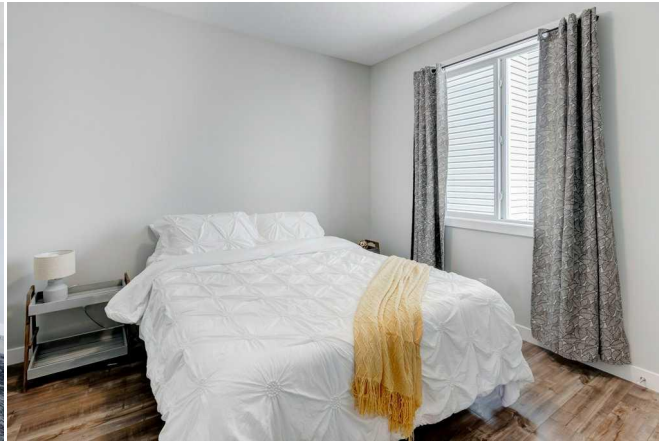
Pub Rmks: **The moment you enter this home, you will be awe struck by the immaculate condition, attention to detail, dramatic vaulted ceilings and the incredible view! Backing the canals, this lot is conveniently located next to the walking path giving you added separation from neighbors and incredible views to the South. The homes across the canal are on large pie lots offering added privacy and a park-like view. Not to be outdone by the view, this home has been updated with bold designer paint & 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 enjoying your private yard. The many 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. With over 2800 sq ft of living space, this unique home, in this special location approx. 20 min to the airport or 30 min to downtown Calgary must be experienced in person to be appreciated. Call your favorite agent & schedule your viewing today.**

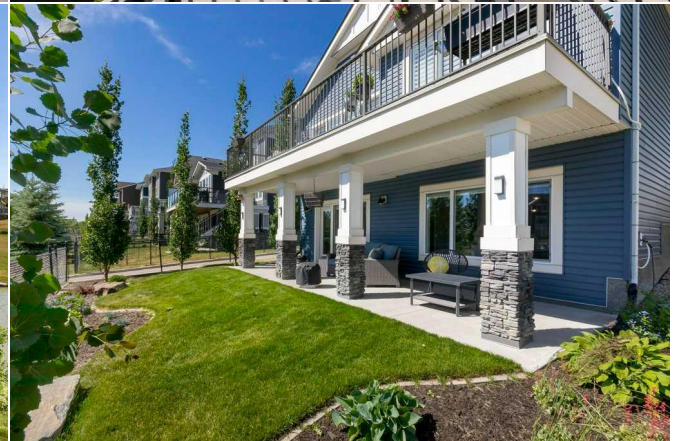
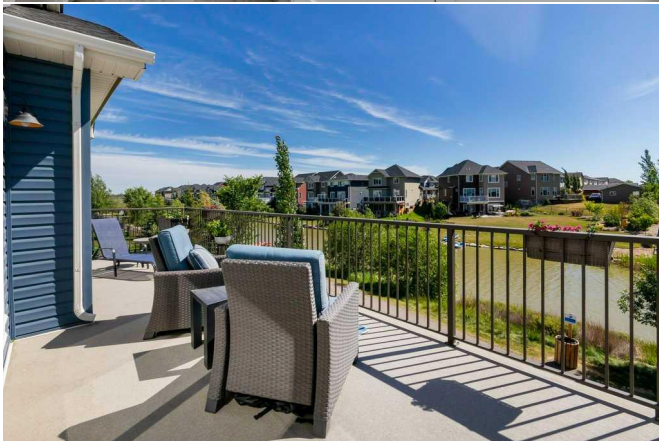
Inclusions: **Mirror in main floor bathroom to be replaced with similar sized mirror**
 Property Listed By: **RE/MAX iRealty Innovations**

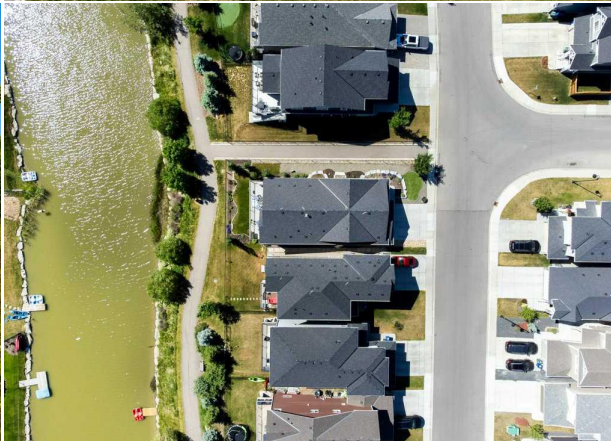
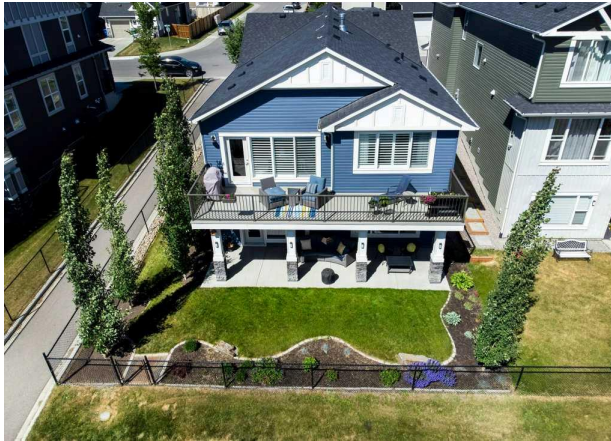
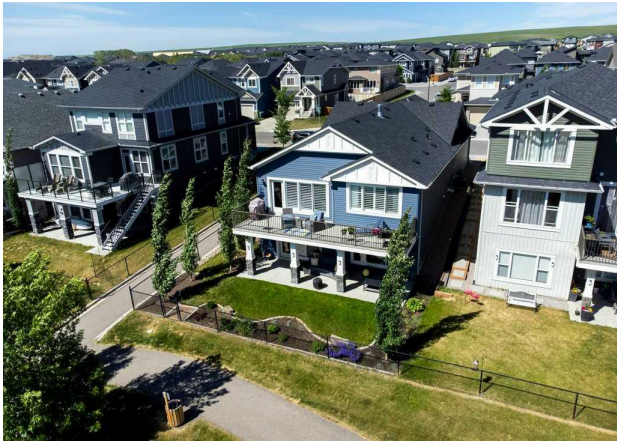
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











138 Bayview Cir SW, Airdrie, AB

Main Floor Exterior Area 1385.64 sq ft
Interior Area 1488.65 sq ft
Excluded Area 443.63 sq ft



0 6 12 ft
PREPARED: 2024/09/26
White regions are excluded from total floor area in GUCOE 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 1500.33 sq ft
Interior Area 1355.17 sq ft



0 5 10 ft
PREPARED: 2024/09/26
White regions are excluded from total floor area in GUCOE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.