



THE
A-TEAM

**RE/MAX
FIRST**

4 BAYCREST Place, Calgary T2V 0K6

MLS®#: **A2173323** Area: **Bayview** Listing Date: **10/17/24** List Price: **\$2,339,900**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1976**
Lot Information
 Lot Sz Ar: **14,402 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,623**
 Low Sqft:
 Ttl Sqft: **3,623**

DOM

0
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Irregular Lot,Treed**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Cedar Shake**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Awning(s),Lighting,Private Yard**

Construction: **Cedar,Wood Frame**
 Flooring: **Carpet,Cork,Hardwood,Marble**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
 Int Feat: **Bar,Built-in Features,Ceiling Fan(s),Double Vanity,High Ceilings,Kitchen Island,Recessed Lighting,Walk-In Closet(s),Wired for Sound**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Family Room	Main	25`0" x 24`4"	Dining Room	Main	15`7" x 13`8"
Breakfast Nook	Main	10`4" x 9`3"	Kitchen	Main	15`3" x 14`11"
Bedroom - Primary	Main	15`11" x 15`9"	Bedroom	Upper	11`5" x 10`4"
Bedroom	Upper	10`6" x 9`5"	Bedroom - Primary	Upper	15`2" x 14`7"
5pc Ensuite bath	Upper		4pc Bathroom	Upper	
2pc Bathroom	Main		5pc Ensuite bath	Main	

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8268JK

Zoning:
R-CG

Remarks

Pub Rmks: **Experience unparalleled luxury in this beautifully renovated home, located in the prestigious Bayview community. Rarely does an opportunity like this arise to own a property of such distinction. Every detail of this residence exudes sophistication and elegance, from the state-of-the-art "Siematic" kitchen with top-of-the-line appliances to the main floor master suite featuring a fireplace, custom built-ins, and a luxurious ensuite. The upper level includes a second ensuite bedroom with a custom walk-in closet, as well as two additional spacious bedrooms. Designed for entertaining, the open-concept family and recreation room boasts a custom bar, island, wet bar, built-in TV, and patio doors leading to a private oasis. The outdoor space is a true retreat, with expansive Kayu Batu decking, an outdoor BBQ, fireplace, two retractable awnings, and stunning landscape lighting for evening ambiance. This home is perfect for discerning buyers who value elegance, premium craftsmanship, and complete privacy."**

Inclusions: **None**
Property Listed By: **RE/MAX House of Real Estate**

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









