



THE
A-TEAM

**RE/MAX
FIRST**

4 BAYCREST Place, Calgary T2V 0K6

MLS® #: **A2173323**

Area: **Bayview**

Listing Date: **10/17/24**

List Price: **\$2,239,900**

Status: **Active**

County: **Calgary**

Change: **-\$100k, 20-Dec**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Calgary**
Year Built: **1976**

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

Lot Information

Lot Sz Ar: **14,402 sqft**
Lot Shape:

DOM

65
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/Bsm: **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
Family Room	Main	25`0" x 24`4"
Breakfast Nook	Main	10`4" x 9`3"
Bedroom - Primary	Main	15`11" x 15`9"
Bedroom	Upper	10`6" x 9`5"
5pc Ensuite bath	Upper	
2pc Bathroom	Main	

Room	Level	Dimensions
Dining Room	Main	15`7" x 13`8"
Kitchen	Main	15`3" x 14`11"
Bedroom	Upper	11`5" x 10`4"
Bedroom - Primary	Upper	15`2" x 14`7"
4pc Bathroom	Upper	
5pc Ensuite bath	Main	

Legal/Tax/Financial

Title: **Fee Simple**

Zoning: **R-CG**

Legal Desc:

8268JK

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









