



THE
A-TEAM

**RE/MAX
FIRST**

8912 BAYLOR Crescent, Calgary T2V 3N4

MLS® #: **A2173654** Area: **Bayview** Listing Date: **10/21/24** List Price: **\$1,275,000**
 Status: **Active** County: **Calgary** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Calgary**
 Year Built: **1969**
Lot Information
 Lot Sz Ar: **11,000 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,751**
 Low Sqft:
 Ttl Sqft: **2,751**

DOM

1
Layout
 Beds: **5 (4 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**
Parking
 Ttl Park: **6**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,City Lot,Corner Lot,Front Yard,Landscaped,Many Trees**
 Park Feat: **Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Brick,Wood Siding**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl Plank**
 Sewer: **Public Sewer** Water Source: **Public**
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Built-In Oven,Dishwasher,Double Oven,Dryer,Electric Cooktop,Garage Control(s),Microwave Hood Fan,Oven,Refrigerator,Stove(s),Washer**
 Int Feat: **Breakfast Bar,Granite Counters,Kitchen Island,Pantry,Recessed Lighting**
 Utilities: **Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Available,Sewer Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Foyer	Main	9`11" x 8`6"	Family Room	Main	18`3" x 15`2"
Dining Room	Main	14`10" x 12`10"	Eat in Kitchen	Main	12`3" x 9`0"
Kitchen	Main	14`10" x 12`6"	Laundry	Main	7`2" x 16`5"
Living Room	Main	21`0" x 15`2"	Mud Room	Main	9`11" x 11`1"
2pc Bathroom	Main	3`11" x 6`10"	4pc Bathroom	Main	6`7" x 7`10"
4pc Ensuite bath	Main	9`7" x 7`11"	Bedroom - Primary	Main	15`3" x 20`10"
Bedroom	Main	13`6" x 11`10"	Bedroom	Main	10`0" x 14`10"

Bedroom	Main	13`6" x 11`11"	Furnace/Utility Room	Basement	52`11" x 79`8"
Bedroom	Basement	17`2" x 23`0"	Legal/Tax/Financial		

Title:	Zoning:				
Fee Simple	R-CG				
Legal Desc:	5921JK		Remarks		

Pub Rmks: **This Spacious Dream Home & Lot awaits your updates in the much sought after community of Bayview! The Oversized, Corner Lot is over 11,000 sq ft with mature landscaping and is fully fenced with a private Park-Like back yard. This sprawling 2700 sq ft BUNGALOW has OVER 5200 sq ft of living space. Upon entering the generous foyer, you will be impressed with the functional layout. There are many upgrades to this home, including TWO New Furnaces in 2024, Hot Water Tank in 2021, Newer Singles and Windows, Backwater Valve in 2024 and New Electricity Panel and Switches in 2016. Your new home comes equipped with 4 generous sized bedrooms and 2.5 Baths all on the main floor. As well as main floor Laundry with storage and a mudroom off the garage. Overlooking the back yard are the Formal Dining, Kitchen and Family rooms. Spacious Kitchen offers plenty of storage, granite counters, centre island with extra sink, dual wall ovens and counter top stove. The Basement is partially finished with a massive bedroom and the rest is ready for your design ideas! This GEM also includes a Two Car Attached Garage, pad parking for 2 more plus 2 on the street. The Park-Like Backyard Oasis is great for entertaining and is right across from a TOT Lot for the kids. Come see your New Home today!**

Inclusions: n/a
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











