



THE
A-TEAM

**RE/MAX
FIRST**

138 BAYVIEW Circle, Airdrie T4B4H5

MLS®#: **A2185102**

Area: **Bayview**

Listing Date: **01/07/25**

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

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2019**

Finished Floor Area

Abv Sqft: **1,585**

Low Sqft:

Ttl Sqft: **1,585**

DOM

15

Layout

Beds: **4 (2 2)**

Baths: **3.0 (3 0)**

Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,232 sqft**

Lot Shape:

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

Park Feat:

Double Garage Attached,Insulated

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	9`0" x 4`9"	5pc Ensuite bath	Main	9`2" x 12`11"
Balcony	Main	31`5" x 9`8"	Bedroom	Main	10`3" x 12`1"
Dining Room	Main	12`1" x 10`10"	Foyer	Main	6`6" x 16`1"
Kitchen	Main	15`5" x 16`2"	Living Room	Main	16`5" x 15`1"

Den	Main	7`2" x 14`5"	Bedroom - Primary	Main	13`11" x 13`8"
Walk-In Closet	Main	8`5" x 8`1"	4pc Bathroom	Lower	4`11" x 9`7"
Other	Lower	10`11" x 3`0"	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:
Fee Simple
 Legal Desc: **1711436**

Zoning:
R1-U

Remarks

Pub Rmks: **The moment you enter this home, you will be awe struck by the incredible views, dramatic vaulted ceiling, and immaculate condition. 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 nature's backdrop, this home has been updated with bold designer paint & wallpaper. The most discerning buyer will appreciate the attention to details like - upgraded appliance package in the kitchen - gorgeous, quartz counter tops - quality white cabinetry - unique pantry/microwave feature wall - extra windows strategically added and adjusted in height to provide privacy while capturing a wealth of natural lighting - 4" shutters and complimenting Hunter Douglas roller shades to add elegance plus custom drapes to add a fun dash of color. 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. 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. 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 must be experienced in person to be appreciated. Airdrie offers a wealth of amenities, and you are a quick car ride to Cross Iron Mills, approx. 20 min to the Calgary International Airport & 30 min to downtown Calgary. This home will not disappoint! Call your favorite agent & schedule your viewing today!**

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

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











