



**GRASSROOTS**  
REALTY GROUP

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**163 Bay View Drive SW**  
**Calgary, Alberta**

**MLS # A2234538**



**\$1,625,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,270 sq.ft.	<b>Age:</b>	1975 (50 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Gazebo, Landscaped, Lawn, Level, Many Tr		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas, Wood	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cement Fiber Board, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Recessed Lighting, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

**Inclusions:** 2 Steel racks in storage room, Tool bench and desk in utility room.

SET YOUR SAIL AND GET ALL HANDS ON DECK! You could Live BESIDE the GLENMORE MARINA & RESERVOIR &mdash; in sought after &ndash;QUIET- BAYVIEW! This 5 Bdrm (4+1), UPDATED 2 Storey split with 3  $\frac{1}{2}$  baths, over 4200 ft<sup>2</sup> AND TRIPLE ATTACHED GARAGE will make you want to DROP ANCHOR! As soon as you enter the VAULTED foyer, you'll see a fabulous CURVED STAIRCASE, HARDWOOD FLOORS, exposed beams and 8 PICTURE WINDOWS FLOODING the LR/DR with natural light. Several LED light fixtures have been added to highlight the stunning art collection. Custom, GRANITE ISLAND KITCHEN was THOUGHTFULLY built by master cabinet maker BOB LITTLE (Tamarac Fine Woodwork) with top of the line appliances (SUB ZERO FRIDGES, WOLF WALL OVENS & WARMING DRAWER, GAS RANGE & commercial strength HOODFAN), in-cabinet lighting and salvaged wood breakfast bar. ALL NEWER POT LIGHTS THROUGHOUT (all have LED BULBS). The breakfast nook and Family Room both have a WALL of windows overlooking the CEDAR DECK, gazebo, built-in seating area and professionally landscaped PRIVATE yard with several mature trees and shrubs. Owner had the exterior redone with HARDEE BOARD. Family Room has ROCK, WOOD BURNING FIREPLACE, built in book shelves and wood wall paneling. Main floor den, 2pc bath and laundry corridor. 4 EXTRA LARGE BEDROOMS UPSTAIRS. TRANQUIL Primary Bedroom has more PICTURE WINDOWS and EXTRA raised SITTING AREA with 2nd ROCK, WOOD BURNING FIREPLACE. 6pc ENSUITE has been updated with DUAL sinks, STEAM SHOWER, corner soaker tub and walk-in closet. 5pc bathroom has dual sinks, soaker tub/shower (possibility for 2nd doorway). Professionally developed basement has

Nanny suite (5th bedroom), 4 PC bath, games room, hobby room, large storage area, cold room/wine room. THIS HOME HAS AIR CONDITIONING (top floor). SET YOUR SEXTANT to one of 2 OPEN HOUSES THIS WEEKEND ( JULY 19TH +20TH, 2-4PM) and bring the FIRST MATE OUT TO SEE the splash park, walking/bike paths, SOUTH MARINA, 2 shopping centers, nearby Heritage Park & Rockyview Hospital.