



GRASSROOTS
REALTY GROUP

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116 Bay View Drive SW
Calgary, Alberta

MLS # A2247653



\$2,299,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,182 sq.ft.	Age:	1974 (51 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Oversized		
Lot Size:	0.18 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Rectangular Lot, Treed		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Tile	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Cedar, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Chandelier, Closet Organizers, Crown Molding, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)		
Inclusions:	Additional furnace, hot water tank, and AC unit.		

* OPEN HOUSE this SATURDAY, August 16, 2-4PM * SEE VIDEO * This magnificent home has been reimagined beyond its original splendor, offering 4,285 sq. ft. of exquisitely designed living space. Perfectly situated backing onto the Glenmore Reservoir and the Sailing Club, it blends timeless craftsmanship with luxurious modern upgrades. Originally built in 1974, the exterior showcases classic brick and cedar, a durable tile roof, and a spacious stone-coated back deck—perfect for entertaining and embracing outdoor living. Inside, rich Merbau site-finished hardwood floors lead you through a thoughtfully designed layout. The gourmet kitchen is a chef’s dream, featuring a panelled Sub-Zero refrigerator, Thermador induction cooktop and double ovens, Bosch dishwasher, and a built-in slide-door microwave. Custom maple cabinetry pairs beautifully with titanium granite countertops, a striking glass tile backsplash, and elegant Hicks pendant lighting. The living and dining areas are warm and welcoming, each anchored by a marble-surround fireplace and framed by expansive windows that flood the space with natural light. Upstairs, four spacious bedrooms provide comfort and privacy, including a luxurious primary retreat with serene views over South Glenmore Park. The spa-inspired ensuite features heated marble floors, a Neptune jetted tub, a Grohe rain shower with multiple heads, and double sinks, while the grand, showroom-style walk-in closet offers a central make-up station and separate, thoughtfully designed spaces for him and her. Two additional generously sized bedrooms each include walk-in closets—one with its own three-piece ensuite—while the fourth bedroom is currently styled as a home office. A well-appointed five-piece bathroom and a convenient hallway double linen closet complete this exceptional upper level. The fully

finished lower level offers a warm and inviting space, complete with a cozy fireplace, plush Shaw carpeting, and plenty of room for both entertaining and unwinding. Upgraded electrical has been installed to accommodate an arcade or dream entertainment setup, while custom cabinetry—already roughed in for a future wet bar—adds convenience and potential. With three fireplaces throughout, modernized mechanical systems including dual furnaces and air conditioners, and meticulous attention to every detail, this home perfectly blends beauty, comfort, and efficiency. Step outside to enjoy a fully landscaped backyard, peaceful views of South Glenmore Park, and direct access to scenic walking paths—all in one of Calgary’s most sought-after locations. More than a home, this is a lifestyle. Book your private showing today!