



GRASSROOTS
REALTY GROUP

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8907 Baylor Crescent SW
Calgary, Alberta

MLS # A2272394



\$1,249,900

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,503 sq.ft.	Age:	1969 (56 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Private, Street Lighting, Treed		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Wood Frame, Wood Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features		

Inclusions: N/A

Nestled on a desirable crescent in one of Calgary's most sought-after communities, this home sits on an oversized lot that sides onto a quiet community park with a children's playground. Step inside and discover a bright and spacious floor plan that provides the perfect canvas to make your own. A spacious entry highlights a sweeping staircase, a spacious living room featuring a bay window and stone fireplace, and a formal dining room adjacent to the kitchen. Enjoy preparing your favorite dishes in a fully equipped kitchen boasting plenty of counter and cabinet space and overlooks the "park-like" rear yard. A cozy nook provides ample space for breakfast and casual family meals. Completing the main floor is a spacious family room with a brick fireplace, a laundry/mudroom plus a 2-piece powder room. Upstairs, you'll find four spacious bedrooms, including a primary suite with an updated 4-piece ensuite, a Juliette balcony and a large walk-in closet. Three additional bedrooms and a full 3-piece renovated family bath make this an ideal layout for families. The lower level offers over 1,000 sq.ft. of developed space, including a large recreation room, vintage built-in bar, flex room, 4-piece bath, an additional bedroom, and ample storage. The expansive west-facing backyard is surrounded by mature trees and offers oodles of space for those who love to garden. Multiple deck areas provide endless opportunities for entertaining or relaxing in a peaceful and private natural setting. This Bayview location offers excellent long-term value, with quick access to Glenmore Reservoir, schools, playgrounds, major roads like Stoney Trail, the Rockyview Hospital, Heritage Park and local shopping and dining. A home rich with opportunity, ready for its next chapter.

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