



**203 Bayview Circle SW**  
**Airdrie, Alberta**

**MLS # A2129449**



**\$839,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,308 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Low Maintenance Landscape, Landscaped, Underground		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters		

**Inclusions:** All Gym equipment included (aside from rower) All furniture in man cave garage TV in Garage All TV Mounts

OPEN HOUSE Saturday June 8th 1-4pm Sunday June 9th 2-4PM **\*\* HUGE 60K PRICE CORRECTION\*\*** This stunning home is a one-in-a-million find, boasting \$135K in upgrades that make it truly exceptional. The chef's kitchen is a dream, featuring a farm sink, GAS RANGE, REVERSE OSMOSIS water filtration system, and a POT FILLER at the GAS RANGE. The 3-bedroom layout includes a gorgeous primary bedroom with a walk-in closet that seamlessly connects to the UPPER LAUNDRY ROOM. The home also features QUARTZ COUNTERTOPS, VINYL PLANK flooring, and AIR CONDITIONING. Step outside to a one-of-a-kind BACKYARD OASIS, complete with a Natural gas heated HOT TUB , OUTDOOR KITCHEN , wrap-around BAR with OVERHEAD HEATERS, fire pit, and maintenance-free landscaping with UNDERGROUND SPRINKLERS to top it all off.. The double attached garage is a MAN CAVE DREAM, fully furnished with a GARAGE HEATER, EPOXY flooring, games room, and second OPEN BAR. Ample storage above garage floor with an awesome workbench and 10x12' storage mezzanine . Additionally, \$20,000 in solar panels have been recently installed to help save on electricity bills. The lower level is set up as as a full gym with all GYM EQUIPMENT INCLUDED. This home offers unparalleled luxury and unique features that you won't find anywhere else. Don't miss out on this extraordinary opportunity!