



**102 Bayview Circle SW
Airdrie, Alberta**

MLS # A2139719



\$899,900

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,626 sq.ft.	Age:	2017 (7 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Creek/River/Stream/Pond, Front Yard, Lawn, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas, See Remarks	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Stone Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV Mounts X3, Fridge in Garage

PERFECT FOR EMPTY NESTERS, MULTI-GENERATIONAL FAMILIES OR ANYONE WITH TEENS! Almost 3100 SF of development, and SO well maintained! This stunning VAULTED walkout bungalow boasts luxury and convenience at every turn. Where else can you find 2 Bed Up, 2 Bed Down AND TWO home offices?? This Primary Bedroom has tall vaulted ceilings and enjoys enough room for a King Bed, seating area and furniture set! Another private bedroom upstairs enjoys its own full bathroom. Home office upstairs with lots of light from the front windows. Step into your bright and airy white kitchen, complete with stainless appliances, a stylish 'Wood Hood' over the Gas Cooktop, an extra-long island, and ample pantry space. Whether you're entertaining guests or enjoying family meals, this kitchen is sure to impress. Your new Living room has wonderful sliding glass doors framing picturesque canal views. Outside, the beautifully landscaped front yard features an exposed aggregate driveway leading to your double garage and a grand precast front step. The lower level of this home is an entertainer's paradise, featuring a huge rec room/family room, another separate office, two additional bedrooms, and a full bathroom. The wet bar with ample cabinet storage and a bar fridge makes hosting gatherings a breeze. The backyard is a true oasis, with plenty of space for a future hot tub, fire pit, or pool, perfect for relaxing or hosting outdoor gatherings. Convenience is key with a pathway in the back providing easy access to nearby parks, ensuring peace of mind for parents and endless adventures for kids. Plus, with a quick drive or short walk to the K-4 School in Bayview, as well as walking distance to four parks—including Bayview Park with its tennis courts, creeks, picnic areas, and amphitheater—every day is filled with opportunity for fun and exploration. Don't

miss your chance to own this exceptional waterfront property, where every day feels like a vacation. Experience the ultimate in luxury living and schedule your private tour today!