



**1820 Bay Shore Road SW
Calgary, Alberta**

MLS # A2144744



\$2,699,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	2,957 sq.ft.	Age:	1968 (56 yrs old)
Beds:	4	Baths:	4 full / 1 half
Garage:	220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C		
Lot Size:	0.28 Acre		
Lot Feat:	Backs on to Park/Green Space, Lake, Lawn, Garden, No Neighbours Behind,		

Heating:	Forced Air, Natural Gas, Wood Stove	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone, Stucco	Zoning:	R-C1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Ceiling Fan(s), French Door, Granite Counters, Jetted Tub, No Smoking Home, Storage, Walk-In Closet(s), Wired for Sound		

Inclusions: Built-in coffee maker

RARE OPPORTUNITY to own a beautiful executive home in ONE OF CALGARY'S MOST SPECTACULAR LOCATIONS! HUGE LOT backing onto the WALKING and BIKING PATHS around GLENMORE RESERVOIR with DOWNTOWN VIEWS, all on a QUIET STREET in PRESTIGIOUS BAYVIEW and within WALKING DISTANCE of SHOPS, RECREATION FACILITIES and SCHOOLS! This coveted location on the gorgeous south shore of the Reservoir is home to many long-time residents reluctant to leave this urban oasis. The lovely 4-bedroom, 4-1/2 bath home is teeming with traditional charm and luxury – from the fabulous formal living and dining rooms, to the chef's kitchen with high-end appliances and solid cherry wood cabinets, and the spacious family room with cozy wood-burning stove and French doors to the back patio. Upstairs, fall in love with the exquisite primary suite with breathtaking views, double-sided fireplace, steam shower, air-jetted tub overlooking the back garden, his and hers water closets, and a fully decked out walk-in closet with pass-through to the laundry. Imagine movie or game nights in the media room – and don't miss the balcony with its glorious views. The surprises continue with the stunning wine cellar in the basement and your very own Costco storage room – but the outdoor kitchen puts this property over the top! With its built-in barbecue and sit-up bar, the outdoor kitchen is the highlight of the superb patio that stretches the full width of the house before giving way to the expansive manicured yard beyond. This property is second to none and truly sets the standard for outdoor living in the city. An incredible opportunity for the discerning buyer to scoop up the location, location, location of their dreams and make it their own!