



203 Bayview Circle SW
Airdrie, Alberta

MLS # A2163212



\$799,000

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

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	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

\$100K PRICE REDUCTION! This remarkable home is a rare gem, featuring \$135K in upgrades that set it apart from the rest. The chef's kitchen is a true delight, with a farm sink, GAS RANGE, REVERSE OSMOSIS water filtration system, and a POT FILLER at the stove. The 3-bedroom layout includes a stunning primary suite with a walk-in closet that conveniently connects to the UPPER LAUNDRY ROOM. You'll love the QUARTZ COUNTERTOPS, VINYL PLANK flooring, and AIR CONDITIONING throughout the home. Step outside to your own BACKYARD OASIS, featuring a Natural gas heated HOT TUB, an OUTDOOR KITCHEN, a wrap-around BAR with OVERHEAD HEATERS, a fire pit, and low-maintenance landscaping complete with UNDERGROUND SPRINKLERS. The double attached garage is the ultimate MAN CAVE, fully equipped with a GARAGE HEATER, EPOXY flooring, games room, and a second OPEN BAR. Plus, there's a 10x12' storage mezzanine and a workbench for added convenience. To top it all off, \$20,000 worth of solar panels have been installed, helping you save on electricity bills. The lower level is set up as a fully equipped gym. This home offers unmatched luxury and unique features that you won't find anywhere else. Don't miss this extraordinary opportunity!