

**116 Bay View Drive SW  
Calgary, Alberta**

**MLS # A2290737**



**\$1,999,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,185 sq.ft.	<b>Age:</b>	1974 (52 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Marble	<b>Sewer:</b>	-
<b>Roof:</b>	Clay Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Cedar, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, No Smoking Home, Soaking Tub, Storage, Sump Pump(s), Wired for Sound

**Inclusions:** All lighting fixtures, shed, all television mounts.

Located in the highly sought-after community of Bayview, this move-in-ready two-storey offers the opportunity to live in one of Calgary's most coveted neighbourhoods. Extensively renovated, the home offers a functional layout with more than 4,200 sq. ft. of developed living space. A welcoming entry leads to a spacious living room with warm hardwood flooring, a bayed window and a gas fireplace. The dining room offers ample room for a large dining suite and a picture window overlooking a park-like rear yard. A gourmet kitchen is designed for everyday living and entertaining, highlighting warm painted maple cabinetry, stone countertops, a high-end appliance package, ample storage, and an oversized island with seating for six. An adjacent family room highlights a comfortable gathering space with an additional gas fireplace - perfect for family movie nights. French doors off the kitchen open to a fabulous private west yard, with a patio that creates a natural extension for outdoor living. Upstairs, you will discover four spacious bedrooms with park and mountain views. King-size furniture easily fits into the primary suite and includes a dream walk-in closet with built-ins and a five-piece marble ensuite with dual sinks, a soaker tub, and a separate shower. There are three additional secondary bedrooms, each with spacious closets, with one offering the added convenience of a private 3-piece ensuite. A five-piece family bathroom completes the upper level. The fully developed lower level offers additional space for entertainment with a third gas fireplace, plus room for a games area like pool or a ping pong table. There is a dedicated room for a home gym or potential fifth bedroom. The backyard opens directly onto the park, offering a seamless connection to the outdoors. The family can head straight into South Glenmore Park and experience the splash park

on hot sunny days, play a game of tennis or bike on the pump track. The surrounding pathway system offers fabulous walking and running trails, cycling, and easy access to the sailing club. Additional nearby amenities include 2 shopping centers, Heritage Park, Southland Leisure Center and the JCC. The community is also home to highly regarded schools and is only a five-minute drive to The Rockyview General Hospital. This is more than a home, it's a lifestyle that will be enjoyed in all seasons, year after year.