



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

2004 Bay Shore Road SW
Calgary, Alberta

MLS # A2252121



\$3,950,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,166 sq.ft.	Age:	2020 (5 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Quad or More Attached, Triple Garage Attached		
Lot Size:	0.24 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Front Y		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Skylight(s), Storage, Walk-In Closet(s)

Inclusions: na

Welcome to Bayview living at its finest. Backing directly onto the Glenmore Reservoir with private access to the extensive pathway system, this Trickle Creek–built residence offers a total of 5 bedrooms and 5,857 sq. ft. of sophisticated living space on a .24-acre lot surrounded by mature landscaping. Designed with a modern West Coast aesthetic, the home combines clean architectural lines, natural light, and seamless indoor–outdoor living. Inside, the open-concept main floor showcases hardwood flooring throughout, floor-to-ceiling windows, a sleek gas fireplace, and extensive custom built-ins. Elevated by designer lighting, fixtures, and window treatments, every detail reflects thoughtful craftsmanship. The chef’s kitchen is a showpiece with top-of-the-line appliances, quartz countertops, a generous pantry, and flows seamlessly into the dining area. A striking wine wall adds a touch of sophistication, while expansive sliding doors open to the backyard with breathtaking views of nature and water. Upstairs, a bright office overlooks the treetops, and the private bedroom wing includes four spacious bedrooms. The primary retreat features its own balcony, a large walk-in closet, and a spa-inspired ensuite with a steam shower. The upper level is completed with laundry for convenience and a flexible loft/4th bedroom with ensuite, perfect for guests, kids, or a studio space. The fully developed lower level extends the living experience with in-floor heating, a home gym, wet bar, additional bedroom, and a spacious recreation room. The attached heated four-car garage, finished with custom built-ins and epoxy flooring, combines practicality with luxury. Perfectly located, the home is close to top-rated schools, Glenmore Landing’s shops and restaurants, Rockyview Hospital, and just a short drive to downtown Calgary. This rare opportunity combines

architectural excellence, modern amenities, and an unparalleled natural setting in one of Calgary’s most desirable communities.