



GRASSROOTS

REALTY GROUP

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**203 Bayview Circle SW
Airdrie, Alberta**

MLS # A2319899



\$784,900

| | | | |
|------------------|---|---------------|------------------|
| Division: | Bayview | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,322 sq.ft. | Age: | 2018 (8 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, Underground | | |

| | | | |
|--------------------|---|-------------------|------|
| Heating: | Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Wood Frame | Zoning: | R1-U |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub | | |

Inclusions: TV wall mount x1 (bonus room), hot tub

Extensively Upgraded | Heated Garage Retreat | Hot Tub | Over 2,300 Sq Ft Above Grade Welcome to 203 Bayview Circle, a thoughtfully customized home offering over 2,300 sq ft above grade, exceptional entertaining spaces, and practical everyday living in one of Airdrie's most sought-after communities. The bright open-concept main floor was designed with both comfort and functionality in mind, featuring a chef-inspired kitchen complete with quartz countertops, an oversized island, farmhouse sink, gas range with pot filler, and a walk-through pantry. Large windows flood the home with natural light, while the front office provides an ideal work-from-home setup. The kitchen flows seamlessly into the dining and living areas, creating an inviting space for everyday living and entertaining. Upstairs, a centrally located bonus room separates the bedrooms and provides the perfect space for movie nights, family gatherings, or quiet evenings at home. The spacious primary retreat features a spa-inspired ensuite with a freestanding tub, oversized walk-in closet, and convenient direct access to the upper-floor laundry room. The professionally upgraded backyard was designed to maximize outdoor living throughout Alberta's warmer months. Multiple pergola-covered seating areas, a hot tub, fire pit space, artificial turf, stamped concrete, and low-maintenance landscaping combine to create a private retreat-like setting that's equally suited for relaxing or entertaining. One of the home's standout features is the heated double attached garage, transformed into a versatile flex and entertainment space complete with epoxy flooring, custom mezzanine storage, workshop area, lounge space, and an upgraded 8-foot garage door capable of accommodating full-size trucks, including the current owner's F-350. The flexible design can easily be adapted for additional vehicle parking depending on buyer

needs. Additional upgrades include central air conditioning, reverse osmosis water filtration, underground sprinklers, and solar panels that significantly offset seasonal electricity costs, with transferable financing and original equipment warranty available to qualifying buyers. The basement currently functions as a gym and recreation space while still offering excellent potential. Ideally located close to parks, pathways, schools, and everyday amenities, this is a rare opportunity to own a truly customized home that seamlessly blends functionality, comfort, and exceptional entertaining spaces within an established family-friendly community.