



GRASSROOTS
REALTY GROUP

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39 Baycrest Court SW
Calgary, Alberta

MLS # A2330087



\$1,699,000

Division:	Bayview		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,162 sq.ft.	Age:	1993 (33 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Rubber	Condo Fee:	\$ 83
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete	Zoning:	DC (pre 1P2007)
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Central Vacuum, Closet Organizers, High Ceilings, No Smoking Home, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: bench out front, alarm hardware, sprinkler system, hot water tap, piano, garage heater

HUGE BUNGALOW on a QUIET Cul De Sac w TRIPLE GARAGE in BAYVIEW!!! This ULTRA RARE **ONE OWNER from NEW former Cedarglen showhome find is a true once in a lifetime opportunity. Over 2100 sq. ft, and GORGEOUS in one of Calgary's most exclusive neighborhoods. Ample space for entertaining or relaxing on this HUGE LOT. Chefs kitchen, perfect for dinner parties and families. High Ceilings in the formal living room and dining room. Massive primary suite with 5 pc en-suite. Private Den on main with walkout to the beautifully developed back area. Oversized heated triple garage. Lower lever is fully finished with two bedrooms, media room PLUS games room and full wet bar. Custom features include custom bathroom vanity, custom crafted gate to match railings in the living room, phantom screens on all doors to decks, all screened windows alarmed, front windows are tinted for protection , 2 gas fireplaces, OVERSIZED JACUZZI TUB and STEAM SHOWER in master en-suite, recently refinished oak hardwood, recessed vented kitchen cooktop fan, large walk-in kitchen pantry. FULL BRICK EXTERIOR with RUBBER ROOF good for 50 years. OUTSTANDING LOCATION, literally steps from the GLENMORE RESRVOIR. This estate type home is available and looking for the discerning home owner.