



## 116 Bay View Drive Calgary Alberta

\$2,249,900

\* OPEN HOUSE this Saturday, Sept. 13, 11-1PM \* SEE VIDEO \* This magnificent home has been reimagined beyond its original splendor, offering 4,285 sq. ft. of exquisitely designed living space. Perfectly situated backing onto the Glenmore Reservoir and the Sailing Club, it blends timeless craftsmanship with luxurious modern upgrades. Originally built in 1974, the exterior showcases classic brick and cedar, a durable tile roof, and a spacious stone-coated back deck—perfect for entertaining and embracing outdoor living. Inside, rich Merbau site-finished hardwood floors lead you through a thoughtfully designed layout. The gourmet kitchen is a chef's dream, featuring a panelled Sub-Zero refrigerator, Thermador induction cooktop and double ovens, Bosch dishwasher, and a built-in slide-door microwave. Custom maple cabinetry pairs beautifully with titanium granite countertops, a striking glass tile backsplash, and elegant Hicks pendant lighting. The living and dining areas are warm and welcoming, each anchored by a marble-surround fireplace and framed by expansive windows that flood the space with natural light. Upstairs, four spacious bedrooms provide comfort and privacy, including a luxurious primary retreat with serene views over South Glenmore Park. The spa-inspired ensuite features heated marble floors, a Neptune jetted tub, a Grohe rain shower with multiple heads, and double sinks, while the grand, showroom-style walk-in closet offers a central make-up station and separate, thoughtfully designed spaces for him and her. Two additional generously sized bedrooms each include walk-in closets—one with its own three-piece ensuite—while the fourth bedroom is currently styled as a home office. A well-appointed five-piece bathroom and a convenient hallway double linen closet complete this exceptional upper level. The fully finished lower level offers a warm and inviting space,...

Primary Bedroom 13.75 Ft x 20.67 Ft

Bedroom 13.42 Ft x 14.67 Ft

Bedroom 13.42 Ft x 12.33 Ft

Bedroom 14.58 Ft x 11.25 Ft

Other 14.00 Ft x 11.25 Ft

Other 4.42 Ft x 4.58 Ft

Recreational, Games room 28.00 Ft x 27.83 Ft

Storage 19.83 Ft x 12.75 Ft

Furnace 14.58 Ft x 9.83 Ft

4pc Bathroom 11.42 Ft x 5.75 Ft

Kitchen 20.00 Ft x 15.00 Ft

Dining room 13.08 Ft x 12.50 Ft

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Listing Presented By:



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Other 4.00 Ft x 4.58 Ft

5pc Bathroom 9.58 Ft x 8.25 Ft

3pc Bathroom 6.67 Ft x 6.00 Ft

5pc Bathroom 9.33 Ft x 14.67 Ft

Living room 20.58 Ft x 16.25 Ft

Family room 21.08 Ft x 14.25 Ft

Foyer 8.25 Ft x 11.00 Ft