



# 116 Bay View Drive Calgary Alberta

\$1,999,900

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...

Recreational, Games room 20.67 Ft x 12.42 Ft  
 Recreational, Games room 20.58 Ft x 13.67 Ft  
 Other 20.00 Ft x 12.50 Ft  
 4pc Bathroom 11.75 Ft x 5.67 Ft  
 Storage 5.75 Ft x 4.00 Ft  
 Living room 20.58 Ft x 6.17 Ft

Laundry room 9.75 Ft x 7.67 Ft  
 2pc Bathroom 7.50 Ft x 3.17 Ft  
 Primary Bedroom 20.75 Ft x 13.92 Ft  
 Other 13.92 Ft x 11.08 Ft  
 5pc Bathroom 14.67 Ft x 9.42 Ft  
 Bedroom 14.67 Ft x 11.08 Ft

Listing Presented By:



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Family room 21.25 Ft x 14.25 Ft

Kitchen 16.67 Ft x 15.42 Ft

Dining room 13.08 Ft x 12.42 Ft

Foyer 10.92 Ft x 8.33 Ft

Bedroom 14.67 Ft x 13.42 Ft

3pc Bathroom 6.67 Ft x 6.00 Ft

Bedroom 13.42 Ft x 12.25 Ft