



## 198 Bayview Circle Airdrie Alberta

\$925,000

198 Bayview Circle is a beautifully upgraded, almost 3000-square-foot custom bungalow offering a rare two-bedroom AND office on the main floor. With two additional bedrooms in the walkout basement, this home provides space for the whole family. Stepping into this gorgeous home, you are greeted with soaring ceilings, a spacious tiled entryway, and a front office perfect for work or play. Warm-toned engineered hardwood floors flow through the space and compliment the stunning white kitchen, which features a walnut hood fan and shelves, gold accents, and a chef's dream kitchen with SS appliances and a gas range. The kitchen is complete with a strategically placed walk-in pantry. The living room, which features a white brick fireplace and a spacious adjacent dining room, offers a scenic canal view. You can access your expansive upper deck from the dining room, making it an excellent place for entertaining. Elegant 8' double doors lead to the primary retreat, offering romantic vaulted ceilings and views of the canal while you sip your morning coffee in bed. A true spa ensuite with a soaker tub, separate shower, double sinks, and a huge walk-in closet can also be found. Tucked away from the bustle of the home is an additional great-sized bedroom, 4-piece bathroom, laundry room and mudroom with handy built-ins and access from your attached double garage complement this floor. Head downstairs to the vast walkout basement with 9' ceilings, a wet bar and plenty of room for a pool table, which makes this the perfect space for game nights or relaxing. Two additional bedrooms can be found: one offers a 3-piece ensuite bathroom, which a teenager or your guests will love, and another flex room that can function as a gym or craft room, completes the lower level. Step outside to enjoy the landscaped pie lot, which has a dedicated firepit space and room for the four-legged family me...

Bedroom 11.17 Ft x 11.33 Ft

Bonus Room 13.25 Ft x 11.92 Ft

Recreational, Games room 38.00 Ft x 18.00 Ft

4pc Bathroom Measurements not available

3pc Bathroom Measurements not available

Bedroom 11.17 Ft x 14.92 Ft

Living room 14.00 Ft x 14.25 Ft

Dining room 13.92 Ft x 11.00 Ft

Bedroom 9.92 Ft x 13.17 Ft

Other 8.17 Ft x 6.17 Ft

Laundry room 9.08 Ft x 7.42 Ft

Primary Bedroom 17.58 Ft x 14.83 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by CREA.

Listing Presented By:



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Foyer 8.58 Ft x 8.17 Ft

Office 8.25 Ft x 8.42 Ft

Kitchen 17.50 Ft x 12.67 Ft

4pc Bathroom Measurements not available

5pc Bathroom Measurements not available