



## 86 Bayview Circle Airdrie Alberta

\$779,900

Wake up to water views in this stunning walk-out bungalow backing directly onto the Bayview canal, a rare opportunity to enjoy privacy, tranquility, and year-round outdoor living in one of Airdrie's most desirable communities. With just water, pathways, and open sky, this home offers the peaceful retreat so many buyers are searching for but rarely find. Designed for effortless main-floor living, the home features vaulted ceilings throughout the main level, including the primary bedroom and living room, creating a bright, open atmosphere filled with natural light. The kitchen is both stylish and functional, showcasing a gas range, stainless steel appliances, quartz countertops, and a full side pantry, making it ideal for those who love to cook and entertain. Step outside to the east-facing back deck overlooking the canal—perfect for enjoying morning sun, coffee, or hosting guests. The primary suite is a true retreat, offering serene water views, a walk-in closet plus a second closet, and a spa-inspired 5-piece ensuite with dual sinks and a deep soaker tub. The main level also includes a second bedroom, full bathroom, convenient laundry room, and a spacious mudroom off the garage, adding everyday practicality to the elegant layout. A cozy gas fireplace anchors the living room, enhancing both comfort and ambiance. The finished walk-out basement extends the living space with a large family room, two additional bedrooms, a full bathroom, and a wet bar with patio access, making it ideal for entertaining, guests, or multigenerational living. Tucked away beneath the stairs is a hidden "secret room," accessed through a closet—perfect as a play space, dog den, or additional storage. The fully landscaped backyard is complete with a hot tub and a gate providing direct access to the walking path and canal, where residents enjoy skating, hockey, canoeing, kayaking, paddle boar...

4pc Bathroom 11.83 Ft x 5.42 Ft

Bedroom 12.08 Ft x 11.33 Ft

Bedroom 11.75 Ft x 11.17 Ft

Recreational, Games room 13.00 Ft x 40.17 Ft

Storage 7.17 Ft x 13.50 Ft

4pc Bathroom 8.08 Ft x 4.92 Ft

Bedroom 9.92 Ft x 10.00 Ft

Dining room 12.92 Ft x 9.25 Ft

Kitchen 12.75 Ft x 17.58 Ft

Laundry room 7.92 Ft x 6.92 Ft

Living room 12.83 Ft x 12.67 Ft

Primary Bedroom 13.58 Ft x 12.00 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

#10, 6020 - 1A ST SW, Calgary, AB,

Phone: 403-259-4141  
darylcarlson@shaw.ca

5pc Bathroom 7.83 Ft x 10.50 Ft