

# \$1,749,000 - 20 Bay View Drive Sw, Calgary

MLS® #A2208165

**\$1,749,000**

5 Bedroom, 4.00 Bathroom, 2,982 sqft

Residential on 0.24 Acres

Bayview, Calgary, Alberta

Have you ever imagined owning your forever home? Welcome to 20 Bay View Drive SW, an exceptional 5-bedroom, 2,982 sqft residence set on an expansive lot, blending modern luxury with timeless charm. As you step inside, you're greeted by an open-concept design, featuring a show-stopping kitchen renovation by Trademark Renovations that will leave you in awe. The L-shaped layout offers vast counter space, while the striking 12ft, 2" thick mitered island, crafted from natural quartzite stone, serves as the perfect centerpiece for gatherings. The kitchen's focal point is the stunning 48" Bertazzoni freestanding gas range, paired with a matching hood fan, adding a timeless elegance that will be sure to impress. Additional high-end touches include designer light fixtures, a 39" Shaws Fireclay two-bowl kitchen sink, and a Perrin & Rowe unlacquered brass faucet and pot filler. The kitchen also features a beverage fridge and seamlessly opens to the dining and living spaces. The great room is flooded with natural light from a grand bay window, while just across the hall is a spacious laundry room with abundant cabinetry, a utility sink, and a side door with access to the backyard. This level also includes a versatile family room with a beautiful stone surround fireplace, perfect for a home office, second lounge, or play area. The primary suite is the ultimate retreat. Double French doors open to a cozy sitting area with a charming wood-burning fireplace and access to a large west-facing deck. The peaceful



sleeping alcove offers a serene escape, allowing you to wake up to fresh air and sunlight every day. This stunning suite is complemented by DOUBLE ensuite bathrooms and walk-in closets. The main ensuite features heated tile floors, a freestanding tub, a spa-like stand-up shower, and access to a SECOND balcony overlooking the beautiful backyard. The second ensuite includes a large vanity and a fully operational sauna. Completing this level are three additional spacious bedrooms and a second 5-piece bath with dual vanities. The perfect layout for a large family! The lower level is perfect for entertaining and relaxation, featuring a large recreation room, a fifth bedroom, and a massive storage area with future development potential. The fully landscaped backyard is an oasis, equipped with an underground irrigation system for easy maintenance. Other notable upgrades include NO CARPET (new Coretec flooring), a rough-in for 2 A/C units, a new 200-amp service panel, a Lifebreath 730 Energy Recovery Ventilation unit, heated garage and much more. Full upgrade list is available in the supplements. Bay View is an exclusive community located next to the Glenmore Reservoir, offering unmatched access to top-tier amenities like Heritage Park, Chinook Centre, golf courses, Southland Leisure Centre, Rockyview Hospital and Nellie McClung School (a 2-minute drive), plus only a 15-minute drive to downtown Calgary.

Built in 1973

**Essential Information**

MLS® #	A2208165
Price	\$1,749,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3

Half Baths	1
Square Footage	2,982
Acres	0.24
Year Built	1973
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	20 Bay View Drive Sw
Subdivision	Bayview
City	Calgary
County	Calgary
Province	Alberta
Postal Code	T2V 3N6

### Amenities

Parking Spaces	6
Parking	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Additional Parking, Side By Side
# of Garages	2

### Interior

Interior Features	Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s), Sauna
Appliances	Bar Fridge, Dishwasher, Dryer, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings, Built-In Oven, Gas Range, Water Softener
Heating	Fireplace(s), Forced Air, Natural Gas, In Floor, Zoned
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning, Family Room, Master Bedroom, Stone
Has Basement	Yes
Basement	Full, Partially Finished

### Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Front Yard, Landscaped, Underground Sprinklers, Rectangular Lot
Roof	Tile
Construction	Stucco, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 3rd, 2025
Days on Market	121
Zoning	R-CG

### **Listing Details**

Listing Office	CIR Realty
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