

**20 Bay View Drive SW  
Calgary, Alberta**

**MLS # A2208165**



**\$1,749,000**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,982 sq.ft.	<b>Age:</b>	1973 (52 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Double Garage Attached, Driveway, Front Drive, Garage D		
<b>Lot Size:</b>	0.24 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Rectangular Lot, Underground Sprinklers		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas, Zoned	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Tile	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Sauna, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	ventilation unit, pot filler, garage heater, cabinets in garage		

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.