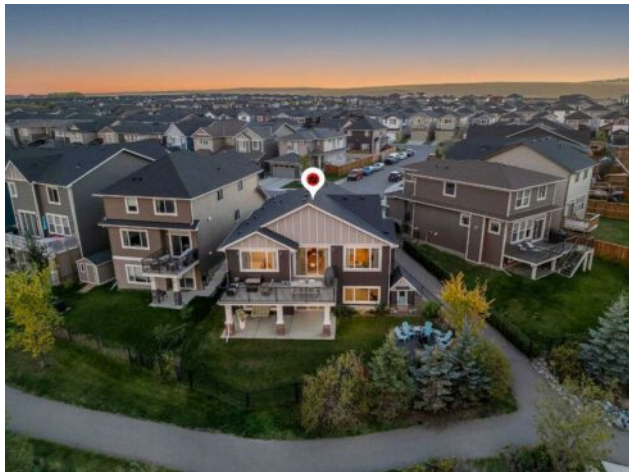


**198 Bayview Circle**  
**Airdrie, Alberta**

**MLS # A2165508**



**\$899,900**

<b>Division:</b>	Bayview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2018 (6 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Greenbelt, No Neighbours Behind, Pie Shape		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1-U
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Refrigerator, dishwasher, range hood, built-in microwave, gas stove, washer, dryer, window coverings and rods, childrens play structure,

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 members or kids to play. Unwind and relax on the lower patio at the end of the day. With only one adjacent neighbour and a walking path beside and behind the home with well-placed shrubs, the backyard is a private space to enjoy. Do you have a kid who loves to play hockey? Every winter, the community comes together to make skating rinks, which are appreciated all winter and will be right at your fingertips. This home is a short walk from Nose Creek Elementary and has numerous outdoor parks, including playgrounds, a bike track, tennis courts, basketball nets, and an outdoor gym.&nbsp;