

203 Bayview Circle SW
Airdrie, Alberta

MLS # A2309135



\$830,000

Division:	Bayview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,322 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Gazebo, Landscaped, Low Maintenance Landscape, Underground		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1-U
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Soaking Tub		

Inclusions: TV wall mount x1 (bonus room), hot tub

Outdoor Entertainer’s Dream | Extensively Upgraded | Heated Garage Retreat | Hot Tub | Over 2,300 Sq Ft Above Grade
Welcome to this extensively upgraded 2-storey home in the heart of Bayview, offering a rare blend of luxury, functionality, and year-round entertaining. From the moment you arrive, the striking curb appeal and low-maintenance landscaping immediately showcase the pride of ownership and thoughtful design carried throughout the property. Inside, the bright open-concept main floor is filled with natural light and anchored by a stunning chef-inspired kitchen featuring quartz countertops, farmhouse sink, gas range with pot filler, walk-through pantry, and a large central island designed for gathering with family and friends. The spacious dining and living areas flow seamlessly together, while the front office provides a quiet and practical work-from-home setup. Upstairs, a central bonus room creates ideal separation between the bedrooms and offers the perfect space for movie nights or relaxing evenings at home. The primary suite feels like a private retreat with a spa-inspired ensuite, oversized walk-in closet, and direct access to the upper laundry room for added everyday convenience. Vinyl plank flooring, reverse osmosis water filtration system, central A/C, and thoughtful upgrades throughout the home create a perfect balance of comfort and elevated living. Step outside and discover the true highlight of this property: an extraordinary backyard oasis designed to be enjoyed in every season. Whether entertaining guests or unwinding after a long day, this space delivers a lifestyle that is hard to replicate, complete with a hot tub, fire pit, multiple seating areas, artificial turf, stamped concrete, and beautiful low-maintenance landscaping. Every detail was designed to create an atmosphere that feels more like a private retreat than a traditional

backyard. The heated double attached garage has been transformed into an incredible flex and entertainment space featuring epoxy flooring, games area, garage heater, workbench, and a 10x12 storage mezzanine offering exceptional overhead storage. The lower level provides even more functional living space and future flexibility. Recently installed solar panels provide long-term utility savings potential, while underground sprinklers in the front garden add convenience and curb appeal. Located close to parks, pathways, schools, and amenities, this is far more than just a home — it's a unique lifestyle opportunity in one of Airdrie's most sought-after communities.