

143 Bay View Drive SW



A magical home set on a huge, beautifully treed lot in Bay View offering easy access to parks, the Glenmore Reservoir, shopping.

*Ellyn Mendham &
Tom Westcott*
realtors®



RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com



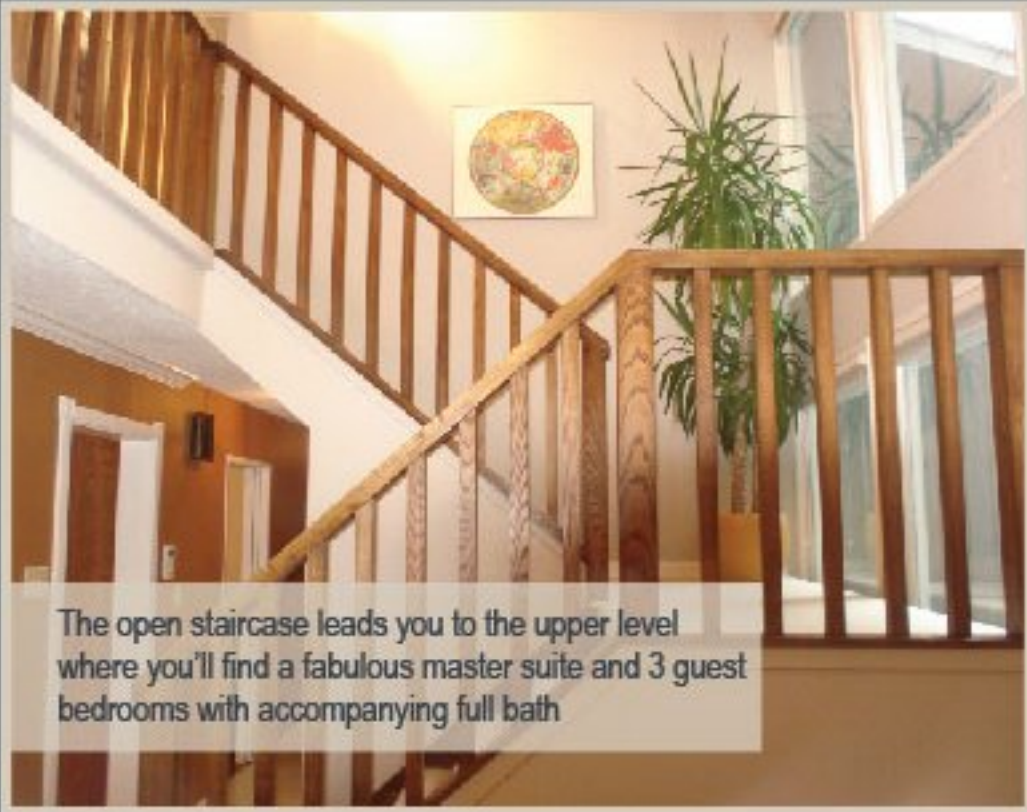
An amazing dry pack stone fireplace proudly rises from the ground floor to the roof, offering 3 hearths where you can enjoy crackling logs



The all new gourmet kitchen features cherry cabinetry, hardwood floors, granite counters, 6 upscale stainless steel appliances



143 Bay View Drive SW



The open staircase leads you to the upper level where you'll find a fabulous master suite and 3 guest bedrooms with accompanying full bath



RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com

The park-like backyard ...



is the perfect spot for relaxation ...



Or you can step out front and play basketball...

| | | | | | |
|---------------------|--|---------------------|------------------------------|------------------------|---------------------------|
| <i>Address</i> | <i>143 Bay View Drive SW,</i> | | | <i>Price</i> | <i>\$ 995,000</i> |
| <i>District</i> | <i>Bayview C129</i> | | | <i>Mortgage</i> | <i>T.A.C.T.</i> |
| <i>Salesperson</i> | <i>Ellyn Mendham & Tom Westcott</i> | | | | |
| <i>Phone</i> | <i>403 259 4141</i> | | | | |
| Lot | 70 x 135 sf | Ext Fin | Stone & Wood | RPR / Year | August 22, 1994 |
| Landscaped | Beautifully | Heating | Forced Air - 1 | Compliance / Yr | TAugust 22, 1994 |
| Forced | Yes | Flooring | Hrdwd/Carpot/Tile | Zoning | R-1 |
| Style | 2 Storey | Home Size | 2517sf / 233.9m2 | Taxes 2008 | \$4,093.88 |
| Age | 1974 | Fireplace | (3) Wood with gas jet | L. I. Levy | None Noted |
| Living Rm | 17'0" x 16'3" | Family Rm | 18'2" x 17'0" | Rooms | 8/ 4 |
| Dining Rm | 13'11" x 12'2" | | | Possession | 60 Days/Negotiable |
| Kitchen/Nook | 17'5" x 12'2" | | | | |
| Bathrooms | (3.5) 1-4 Piece Ensuite, 1-4 Piece Main, 1-4 Piece Lower, 1-2 Piece Powder | | | | |
| Bedrooms | (4) Master (18'1" x 12'0"), 2nd Bdrm (15'8" x 10'3"), 3rd Bdrm (11'4" x 10'3"), 4th Bdrm (10'0" x 9'11") | | | | |
| Basement | Fully Developed - Rec Room, 3 Piece Bath & Sauna, Storage | | | | |
| Garage | Double Attached Front Drive | | | | |
| Included | Refrigerator, Built-In Oven, Jenn-Air Dual Fuel (Complete with 4 Burners, Griddle & Grill) Stove, Garburator, Dishwasher, Microwave, Shed/Playhouse, All Window Coverings, Garage Door Opener | | | | |
| Excluded | Mirror & Antique Medicine Chest in Powder Room, Laundry Room Clothes Hanger/Dryer, Ensuite Bath Wall Accessories | | | | |
| Remarks | A MAGICAL HOME in a tranquil location set on a PARK -LIKE LOT with mature trees and lush vegetation. WOOD, STONE AND GLASS warm this architecturally designed 4 bedroom two storey. An abundance of floor to ceiling windows capture the sunlight. SUPERB RENOVATIONS over the years - gorgeous hardwood floors, an AMAZING GOURMET KITCHEN offering cherry cabinetry, granite counters, 6 upscale stainless steel appliances including a dual fuel stove (gas cooktop, electric oven). Fabulous OPEN FLOOR PLAN with dry-pack stone fireplace that soars from ground level to the roof. Main floor laundry with a window. IDEAL LOCATION in prestigious Bayview - minutes from downtown yet only steps from the Glenmore Reservoir - parks, tennis, sailing - and convenient shopping at Glenmore Landing. | | | | |
| Owner | T.M. & G. Wall | Appointments | Lister | Loni | CBS |

Posted: Jun 14, 2008

Listed by: **RE/MAX Realty Professionals**

Deposits to Listing Company - Listing company to do Conveyancing

The information given here, although believed to be accurate, is not warranted to be so; although this information is believed to be reliable at time of posting, changes can be made without prior notice. Please check with the Listing Realtor. Information concerning these premises is provided as a guideline only; independent advice concerning details of importance to the Purchaser should be sought.



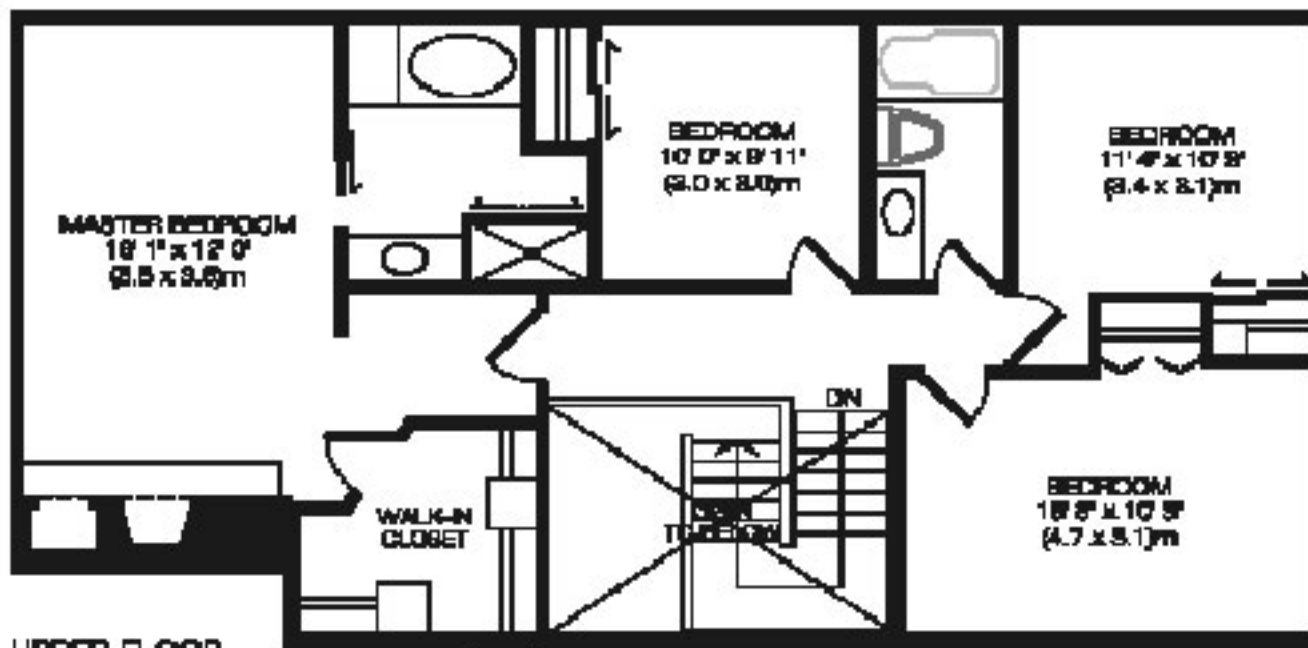
*Ellyn Mendham &
Tom Westcott*
realtors®



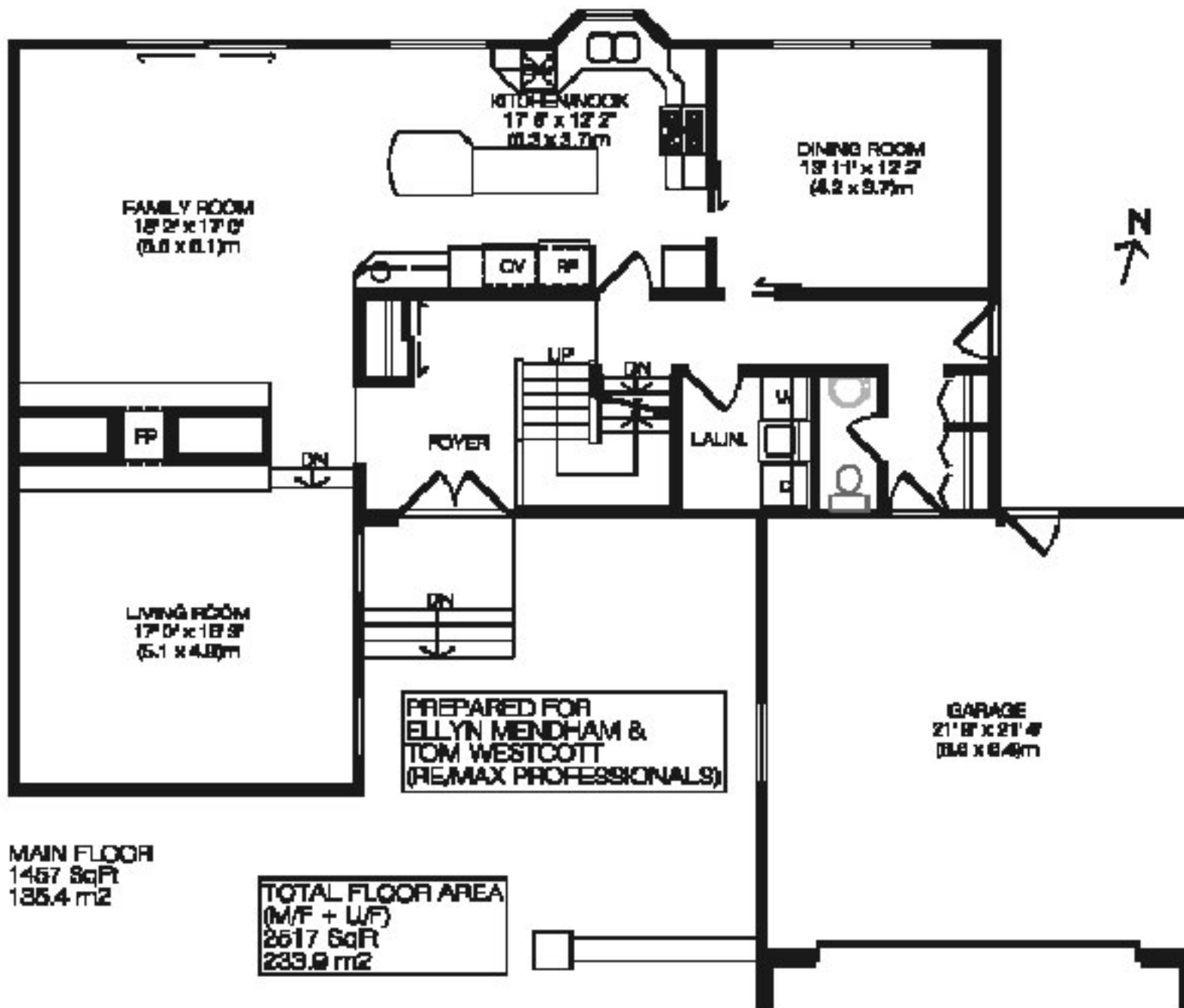
RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com



UPPER FLOOR
1080 SqFt
99.8 m²



MAIN FLOOR
1457 SqFt
135.4 m²

TOTAL FLOOR AREA
(M/F + U/F)
2537 SqFt
235.2 m²

143 Bayview Drive
S.W. Calgary

MR. MENARD FLOOR PLANS LTD. 2025-2026
2025-2026
DIMENSIONS ARE PROMISED TO BE ACCURATE TO THE NEAREST TENTH OF A FOOT.
ALTHOUGH BELIEVED TO BE ACCURATE, MR. MENARD IS NOT WARRANTED TO BE SO, AND SHOULD NOT BE USED FOR LEGAL PURPOSES. - PLANS NOT TO SCALE.



Ellyn Mendham &
Tom Westcott
realtors®



RE/MAX REALTY PROFESSIONALS

259-4141

www.CalgaryRealEstateSolutions.com