



GRASSROOTS
REALTY GROUP

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115 Baysprings Terrace SW
Airdrie, Alberta

MLS # A2298573



\$439,900

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,684 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 356
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		

Inclusions: N/A

HUGE PRICE REDUCTION! Welcome to this beautifully maintained Brookside built 2-storey walkout home, ideally situated in one of Airdrie's most well-managed complexes. From the moment you arrive, you'll appreciate the spacious west-facing front porch—perfect for taking in evening sunsets. Step inside to a bright, open-concept main floor featuring fresh new paint and gleaming engineered hardwood throughout. The kitchen is a true standout, showcasing quartz countertops, a massive island with breakfast bar, stainless steel appliances and a custom built-in pantry area. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three well-appointed bedrooms and two full bathrooms, including a spacious primary retreat with a 4-piece ensuite and walk-in closet. An additional bonus/living room and upper-floor laundry add to the home's thoughtful design and functionality. The walkout basement is partially finished, offering a large recreation space, bathroom rough-in and plenty of potential to complete to your taste. Outside, enjoy a professionally landscaped and fully fenced backyard featuring a deck with BBQ gas line, underground sprinkler system and a double detached garage with a roughed-in gas line. Located just steps from the Canals, you'll love access to scenic paved pathways, summer paddle boarding and winter skating or hockey. Plus, you're within walking distance to parks, playgrounds, Nose Creek School (K–4), shopping, dining and essential amenities. This is an exceptional opportunity you won't want to miss!