



GRASSROOTS
REALTY GROUP

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117 Baysprings Gardens SW
Airdrie, Alberta

MLS # A2301266



\$520,000

Division:	Baysprings		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,743 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R2-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Welcome to this stunning brand new 3-bedroom, 2.5-bathroom home with a bonus room and separate side entrance, located in a growing and family-friendly community. Designed with modern living in mind, this home offers the perfect blend of style, functionality, and future potential — ideal for families and savvy investors alike. Step inside to a bright and open-concept main floor featuring large windows that fill the space with natural light. The contemporary kitchen is beautifully appointed with quartz countertops, a built-in microwave, and a spacious island — perfect for everyday living and entertaining. The kitchen flows seamlessly into the dining and living areas, creating a warm and inviting atmosphere. Upstairs, the versatile bonus room provides the perfect space for a home office, media room, or kids’ play area. The primary bedroom is a private retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-level laundry room complete the upper floor. The unfinished basement with a separate side entrance offers incredible potential for future development — ideal for a legal suite (subject to approval), extended family living, or additional rental income. Outside, enjoy a spacious backyard ready for your personal touch, while the front-attached garage adds everyday comfort and convenience. Located close to parks, walking paths, schools, shopping, and major roadways, this home combines modern design, investment potential, and a prime location. Don’t miss your opportunity to own this beautiful new home!