



**106 Baysprings Gardens SW
Airdrie, Alberta**

MLS # A2303912



\$809,900

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,504 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	5
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, Separate Entrance		

Inclusions: None

Welcome to this exceptional opportunity in Baysprings—a fully developed 2-storey walk-out home offering space, flexibility, and long-term value. This well-maintained property features approximately 2,517 sq ft above grade, with a total of 6 bedrooms and a fully finished walk-out basement, making it ideal for large families or multi-generational living. The main floor is designed for both comfort and function, featuring 9-foot ceilings, durable LVP and tile flooring, and a bright open-concept layout. The kitchen stands out with quartz countertops, a large custom island, stainless steel appliances, and a convenient walk-through pantry connecting to the mudroom. The family room includes custom built-ins and a fireplace, while a main-floor office/den and full bathroom provide added flexibility. Upstairs offers 4 generously sized bedrooms, a bonus room, and a laundry area. The primary suite includes a walk-in closet and a well-appointed 5-piece ensuite with a glass and tile shower. The fully developed walk-out basement includes 2 additional bedrooms, a full bathroom, separate living space, kitchen area, and private entrance—providing excellent potential for extended family use. Energy efficiency is a key highlight, with solar panels significantly reducing utility costs, including minimal electricity expenses during summer months. Outdoor features include a low-maintenance deck, covered patio, and a spacious backyard. The home is conveniently located near parks, playgrounds, and a nearby school, making it a practical choice for families. Additional features include central air conditioning, a double attached garage, and an oversized driveway. This is a rare opportunity to own a functional, upgraded home in one of Baysprings’s most desirable locations. Schedule your private showing today.

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