



GRASSROOTS
REALTY GROUP

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149 Baysprings Gardens
Airdrie, Alberta

MLS # A2347746



\$749,999

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,704 sq.ft.	Age:	2021 (5 yrs old)
Beds:	7	Baths:	5
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Paved, Rectangular L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Chandelier, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters		
Inclusions:	N/A		

RARE FIND! CUSTOM BUILT 2,700 SQ.FT. HOME in the HIGHLY SOUGHT-AFTER COMMUNITY OF BAYSPRINGS, AIRDRIE! This exceptional home stands out from the moment you arrive with its impressive STUCCO EXTERIOR, EXTENDED DRIVEWAY, HEATED GARAGE WITH EPOXY FLOORING, and outstanding curb appeal. Designed with quality craftsmanship and luxury finishes throughout, this home offers an incredible combination of style, functionality, and space for the entire family. Step inside to a grand foyer featuring TILE FLOORING and be immediately impressed by the elegant SPINDLE RAILINGS and stunning CHANDELIER that create a welcoming first impression. The spacious living room is highlighted by a CUSTOM FEATURE WALL with a GAS FIREPLACE, providing the perfect space to relax or entertain guests. At the heart of the home is the EXECUTIVE KITCHEN, thoughtfully designed with CEILING-HEIGHT CABINETRY, BUILT-IN APPLIANCES, a WATERFALL QUARTZ ISLAND, premium finishes, and a HUGE WALK-IN PANTRY offering exceptional storage. The dedicated dining area is enhanced with CUSTOM BUILT-IN CABINETRY, adding both elegance and practicality. Completing the main level is a MAIN FLOOR BEDROOM and a FULL BATHROOM, making it ideal for guests, extended family, or multi-generational living. The upper level offers an outstanding layout featuring FOUR SPACIOUS BEDROOMS, THREE FULL BATHROOMS, and a generous BONUS ROOM perfect for family gatherings or a children's play area. One of the home's most desirable features is the presence of TWO PRIMARY BEDROOMS, providing added flexibility for larger families. The main PRIMARY SUITE is a true retreat, complete with a PRIVATE BALCONY, a SPA-INSPIRED ENSUITE, and ample closet space. A FULL

LAUNDRY ROOM with BUILT-IN CABINETRY and a UTILITY SINK adds everyday convenience. The FULLY DEVELOPED BASEMENT includes a TWO-BEDROOM ILLEGAL SUITE, offering excellent mortgage support or additional living space for extended family. One of the standout features of this remarkable home is the FOUR-SEASON HEATED SUNROOM, allowing you to enjoy natural light and outdoor views year-round, even during Canadian winters. Step outside to a CONCRETE PATIO and a FULLY FENCED, MAINTENANCE-FREE BACKYARD, creating the perfect setting for entertaining or relaxing with minimal upkeep. Additional highlights include a HEATED GARAGE WITH EPOXY FLOORING, EXTENDED DRIVEWAY, PREMIUM FINISHES, CUSTOM DETAILS, and exceptional pride of ownership throughout. Ideally located just MINUTES FROM PARKS, SCHOOLS, SHOPPING PLAZAS, PLAYGROUNDS, and all major amenities, this home offers the perfect balance of luxury living and everyday convenience. DON'T MISS THIS INCREDIBLE OPPORTUNITY TO OWN A TRULY ONE-OF-A-KIND CUSTOM HOME IN BAYSPRINGS. BOOK YOUR PRIVATE SHOWING TODAY!