



GRASSROOTS
REALTY GROUP

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2450 Baysprings Link SW
Airdrie, Alberta

MLS # A2205876



\$674,900

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,066 sq.ft.	Age:	2013 (12 yrs old)
Beds:	5	Baths:	4 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, Separate Entrance		

Inclusions: None

*Court ordered sale sold in as-is condition.*This is an incredible opportunity to live or invest in the heart of Airdrie! Upon entering this 2 storey residence you are welcomed by 9' ceilings and hardwood flooring. The expansive living room features a cozy gas fireplace, and the adjacent kitchen is adorned with granite countertops, a spacious island and standalone pantry. This seamlessly connects into the dining space, which overlooks the private backyard and leads out onto the rear deck. A dedicated office space and independent laundry room can also be found on the main floor. Conveniently access the attached double garage at the front next to the powder room. The second floor features two sizeable bedrooms and an accompanying 4 piece bathroom, as well as a versatile flex space that can be used as a home gym, reading nook, or play area. The luxurious primary retreat includes a 5 piece ensuite with a soaker tub, and enviable walk-in-closet. The basement walks out to grade level with its own separate entrance - the perfect addition for guests, renters, running an at-home business, or simply additional overflow space to live and entertain. Down below includes two large bedrooms with another full bathroom and giant rec space. Enjoy A/C and proximity to a ton of local amenities including transit, schools, shopping and greenspaces.