

## 106 Baysprings Gardens SW Airdrie, Alberta

MLS # A2267686



# \$849,900

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,517 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

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

**Inclusions:** N/A

Stunning walk-out family home in Baysprings! Welcome to this beautifully maintained 2-storey residence boasting approximately 2,517 sq ft above grade, plus a fully finished illegal suite walk-out basement. The main level features 9' ceilings, elegant hardwood and tile flooring, a spacious kitchen with a large custom island and quartz countertops, a walk-through pantry/mud-room, a family room with built-ins and fireplace, a home office/den, and a full bath for convenience. Upstairs you'll find 4 generous bedrooms, a bonus room for added flexibility, upper-level laundry, and a luxurious master suite (15' x 13') offering a recessed ceiling, a custom walk-in closet and a 5-pc ensuite with tile & glass shower. The fully finished illegal suite walk-out lower level consists of 2 additional bedrooms, a full bath, separate living/kitchen area and separate entry—perfect for extended family and guests. House comes with central AC, oversized garage pad and solar panels, that significantly reduce utility costs - for about five months of the year (during summer), the hydro bill is \$0, and in winter, it's typically under \$200. Outside, enjoy a low-maintenance 16' x 10' deck, covered patio at grade, double attached garage (17' x 25'), and a wide open yard backing park/trails with quick access to the Canal pathways, playground & nearby elementary school. Located in the sought-after Baysprings community, this home offers both style and practical layout for families, professionals or multi-gen living. Don't miss your chance—call to book a private showing today!