



GRASSROOTS
REALTY GROUP

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31 Baysprings Way SW
Airdrie, Alberta

MLS # A2230768



\$579,000

Division:	Bayview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,680 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, No Neighbours Behind, Rectangular		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Partial, Partially Finished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters		

Inclusions: Garage Remote (s)

Welcome this Beautiful Duplex with 4 Bedrooms and 2.5 Bathrooms, great view with no neighbour on the back, rounded-corner home and main floor boasts hardwood flooring, 9 ft knockdown ceilings, modern kitchen with high-gloss two-tone cabinets, Kitchenaid stainless steel appliances, built-in microwave, granite countertops throughout, and a pantry. Enjoy the cozy built-in electric fireplace set in a real stone feature wall. The bright breakfast nook leads to a rear deck, perfect for family gatherings. Upstairs offers 4 bedrooms (one can be used as bonus room too), convenient laundry, and 2 full bathrooms. The primary bedroom includes a walk-in closet and a generous ensuite. A separate side entrance opens to an partially finished basement ready for your personal touch. The oversized single garage is insulated and drywalled. Don't miss the chance to own this beautiful home in an excellent location and View.