



GRASSROOTS
REALTY GROUP

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55 Baysprings Way SW
Airdrie, Alberta

MLS # A2255241



\$550,000

Division:	Baysprings		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	3,724 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Sloped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to Baysprings Way! This 1656 sq. ft. attached home boasts an open layout, front attached garage, large yard and separate side entrance for the basement. The main floor features a spacious front entry, 9ft ceilings, wide plank laminate flooring throughout, family room with gas fireplace and kitchen with modern cabinetry, quartz counter tops, stainless steel appliances, island with raised eating bar, corner pantry and eating area. The powder room and "flex room" (perfect for a home office, kids play area or dining room) complete the main level. Upstairs includes the large primary bedroom with vaulted ceilings, walk in closet, ensuite with soaker tub and separate shower and 2 additional bedrooms. The upper floor has a 4 piece bathroom, a laundry room and a central bonus room. The undeveloped basement has a separate side entrance (ideal for a separate suite subject to approval and permitting by the city/municipality) and includes 2 good sized windows. The West backyard is huge, private and has a deck. Located on a quiet street and close to schools, parks and all of the amenities that Airdrie has to offer!