



GRASSROOTS
REALTY GROUP

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149 Baysprings Gardens Airdrie, Alberta

MLS # A2257881



\$899,000

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,670 sq.ft.	Age:	2022 (3 yrs old)
Beds:	7	Baths:	5
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Low Maintenance Landscape, Paved, Rectangular L		

Heating:	Central, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite, Walk-Up To Grade	LLD:	-
Exterior:	See Remarks, Stucco	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		

Luxury Meets Functionality in This 7-Bedroom, 5-Bathroom Masterpiece in Baysprings Welcome to 149 Baysprings Gardens SW — a stunning 2-storey home offering nearly 2,700 sq ft above grade and over 3,600 sq ft of total living space, designed with multi-generational families in mind. Built in 2022 and nestled in one of Airdrie's top school districts, this home blends timeless design with thoughtful upgrades. Step into a bright open-concept main floor highlighted by luxury vinyl plank flooring, a gourmet chef's kitchen with a waterfall island, built-in gas range, wall oven, microwave, and top-of-the-line appliances. Enjoy cozy evenings in front of the gas fireplace in the main living area, or entertain in the spacious dining room. The upper level offers spacious bedrooms, a large bonus room with an electric fireplace, and a primary suite that feels like a retreat — complete with a private balcony, spa-like ensuite, and expansive walk-in closet. The fully finished illegal basement includes a 2-bedroom suite — perfect for extended family or rental income. Additional highlights include: 2 cozy fireplaces (gas & electric) Water softener & RO system Designer wallpaper accent walls Heated garage with epoxy floors 4-season sunroom with dedicated heater Extended concrete patio & driveway Artificial turf backyard & large shed Permanent exterior decorative lighting This move-in-ready property is truly low-maintenance luxury — ideal for large families or those looking for a home with income potential. Motivated seller — priced below market value! ?? 2. Casual & Engaging Listing (Under 3,000 Characters) Room to Grow, Style to Love, and Features to Brag About! Say hello to your dream home in Airdrie's desirable Baysprings neighborhood! With 7 bedrooms, 5 bathrooms, and over 3,600 sq ft of total living space, this

beauty is packed with smart upgrades and warm family vibes. Inside, you'll find a chef-approved kitchen with a waterfall island, sleek built-ins, and tons of storage. The open floor plan makes it easy to cook, host, and hang out — all in one place. Don't miss the cozy fireplace, sunlit dining area, and private balcony off the primary suite (hello morning coffee spot!). Upstairs? Big bedrooms, a bonus room with a fireplace, and plenty of space for everyone. Downstairs? A fully finished 2-bedroom illegal basement suite ready for guests, the in-laws, or extra income! Outside, enjoy your 4-season sunroom, zero-maintenance turf, huge patio, and festive lighting all year round. Plus — that heated, epoxy-floored garage? Pure perfection. Built in 2022 and located in one of Airdrie's best school zones, this home is the total package — and the motivated seller is offering it under market value. Run, don't walk!

?? 3. Brochure Version (Extended Luxury Copy) 149 Baysprings Gardens SW — A Stunning 7-Bedroom Luxury Home with Income Potential Welcome to this showstopping 2-storey home in Airdrie's sought-after Baysprings community.