



GRASSROOTS
REALTY GROUP

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2450 Baysprings Link SW
Airdrie, Alberta

MLS # A2266469



\$625,000

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,053 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Rectangular Lot		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Ceramic Tile, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/A

This stunning 2-storey home with a DOUBLE ATTACHED GARAGE and a FULLY DEVELOPED WALK-OUT BASEMENT offers exceptional value in one of Airdrie's most desirable communities. Step inside to soaring 9' CEILINGS and gleaming hardwood floors that flow throughout the main level. The spacious living room is filled with natural light and features a cozy gas fireplace. The chef-inspired kitchen is equipped with granite countertops, a large island, corner pantry, and direct access to the dining room—perfect for family meals and entertaining. From here, step out to your deck overlooking the backyard, ideal for summer BBQs. A private MAIN FLOOR OFFICE WITH FRENCH DOORS and a convenient laundry/mudroom with garage access complete this level. Upstairs, you'll find three generously sized bedrooms and a bright bonus room. The PRIMARY SUITE is a true retreat, a walk-in closet, and a spa-like 5-piece ensuite with soaker tub and separate shower. A 4-piece bathroom serves the additional bedrooms. The WALK-OUT BASEMENT is perfect for extended family or guests, featuring a separate entrance, two large bedrooms, a 3-piece bathroom, and a spacious recreation/games room. Additional highlights include AIR CONDITIONING, wrought-iron staircase, and a fantastic location close to schools, parks, shopping, and transit. Don't miss your chance to own this beautiful family home in Baysprings—book your showing today!