



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

106 Baysprings Gardens SW
Airdrie, Alberta

MLS # A2267686



\$849,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	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'x13') 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'x10' deck, covered patio at grade, double attached garage (17'x25'), 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!