



**GRASSROOTS**  
REALTY GROUP

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**197 Baysprings Gardens SW**  
**Airdrie, Alberta**

**MLS # A2275141**



**\$769,900**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,283 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to this charming 2-Storey home which is conveniently located in the highly sought-after community of Baysprings. This stunning 6-bedroom home on a quiet street boasts of over 3000 square feet of developed space. The moment you step through the front door you will be amazed by the open-concept layout of the main level and the large windows that allows for tons of natural lighting. The main floor features a bright and large living room with a cozy fireplace, a good size office, an ultra modern kitchen with ample cabinetry, stainless steel appliances & a large kitchen island, a large pantry and a great size breakfast nook overlooking the deck & fence back yard. A two-piece bathroom completes this main level. The upper level features a large primary bedroom with 5-piece ensuite, three other large bedrooms, a large bonus/family room, a good size laundry and a 4-piece bath completes this level. The lower level is a fully finished basement with an ILLEGAL SUITE. This level has its own private separate side entrance and includes two good size bedrooms, a living room, a kitchen, an in-suite laundry and a 4-piece bath. This home is located close to parks, playgrounds, school, shopping, dining etc. Don't miss this excellent opportunity to make this home yours. Book your viewing today with your favourite realtor.