



**GRASSROOTS**  
REALTY GROUP

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

## 143 Baysprings Terrace Airdrie, Alberta

**MLS # A2281709**



# \$484,900

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,685 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Private		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Dry Bar, Granite Counters, High Ceilings, Open Floorplan		

**Inclusions:** N/A

Welcome to 143 Baysprings Terrace! This Brookside-built home with a fully developed walkout basement is sure to impress from the moment you arrive. As you approach, you're greeted by a spacious west-facing porch — the perfect place to unwind and enjoy beautiful sunsets after a long day. Step inside to discover soaring 9-foot ceilings, an abundance of natural light, and upgraded laminate flooring throughout the main level. The spacious dining area flows seamlessly into the inviting living room and continues into the chef-inspired kitchen, complete with quartz countertops, a massive central island, coffee bar, and ample cabinetry featuring soft-close drawers. A convenient two-piece bathroom and access to the upper deck with a gas line complete the main floor. Upstairs, you'll find a thoughtfully designed layout featuring two primary bedrooms, each with its own walk-in closet and private four-piece ensuite. A generous bonus/family room with a dedicated computer station separates the bedrooms, while a conveniently located laundry area adds everyday functionality. The fully finished walkout basement is designed for entertaining, offering two separate games and TV areas, custom coffered ceilings, and a stylish dry bar. A dedicated storage room and functional mudroom with built-in storage lead to your private backyard oasis, complete with low-maintenance artificial turf, full fencing, and an additional covered entertaining space. The yard provides access to the oversized double detached garage, offering plenty of room for two vehicles. Additional features include central air conditioning and underground sprinklers. Situated in one of Airdrie's best self-managed townhouse complexes, this home offers access to nearby paved waterfront walking paths, summer paddleboarding, and winter skating or hockey on the Canals. Conveniently

located within walking distance to parks, playgrounds, Nose Creek School (K&ndash;4), shopping, dining, and medical offices. Book your showing today!