



**42 Baysprings Way SW
Airdrie, Alberta**

MLS # A2289810



\$614,900

Division:	Bayview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	2,026 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	Cable, Electricity Connected, Natural Gas Connected,
Features:	Breakfast Bar, Double Vanity, French Door, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Walk-In Closet(s)		
Inclusions:	light fixtures, window coverings		

This Stunning family home in the community of Bayview in Airdrie has over 2,700 sq. ft. of fully finished living space. The fully developed basement with a walk-out has sound dampening drywall and insulated for peace and quiet and is plumbed for a kitchen with a rental possibility. Thoughtfully upgraded throughout, the home features Central Air Conditioning, an impressive kitchen with extended-height cabinetry and Silestone quartz counters, opening to a bright dining nook with access to a large rear deck. The spacious great room is anchored by a quartz-clad built-in entertainment unit, enhanced with recessed lighting for a warm, modern feel and a practical main-floor mudroom/laundry area includes a generous storage closet, to round out the main floor. Upstairs, a well-lit bonus room with vaulted ceilings and pot lights creates an inviting central space. Two large bedrooms and a 4-piece main bath occupy the front of the upper level, while the rear is dedicated to the primary suite. The primary bedroom features an expansive walk-in closet and a bright 5-piece ensuite complete with a soaker tub and separate shower. The newly developed walk-out basement adds exceptional functionality, offering the home's fourth bathroom, a convenient office/den, and a bright recreation room with large windows and a garden door leading to a covered patio and the rear yard. With a fabulous location close to school, shops and outdoor activities, what more could you ask for in your next home.