



**109 Baysprings Gardens SW
Airdrie, Alberta**

MLS # A2302788



\$529,000

Division:	Airdrie Meadows		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Up/Down		
Size:	1,743 sq.ft.	Age:	2024 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, RV Access/Parking, Single Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete	Zoning:	R2-A
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this stunning brand new home situated on a rare oversized lot with RV parking potential, located in a growing and family-friendly community. Offering 3 bedrooms, 2.5 bathrooms, a bonus room, and a separate side entrance, this home perfectly blends modern living with exceptional future value — ideal for families and savvy investors alike. Step inside to a bright and open-concept main floor, where large windows flood the space with natural light. The stylish kitchen features quartz countertops, a built-in microwave, and a spacious island — perfect for both everyday living and entertaining. The seamless flow into the dining and living areas creates a warm and inviting atmosphere. Upstairs, the versatile bonus room provides the perfect space for a home office, media room, or kids’ play area. The primary bedroom serves as a private retreat, complete with a walk-in closet and a luxurious 4-piece ensuite. Two additional well-sized bedrooms, a full bathroom, and a convenient upper-level laundry room complete the upper floor. The unfinished basement with a separate side entrance offers incredible potential for future development — ideal for a legal suite (subject to approval), multi-generational living, or added rental income. What truly sets this home apart is the expansive lot — offering ample space for RV parking, outdoor entertaining, or future landscaping dreams. The front-attached garage adds everyday comfort and convenience. Located close to parks, walking paths, schools, shopping, and major roadways, this home combines modern design, functionality, and rare lot value in one exceptional package. Don’t miss your opportunity to own a home with space, flexibility, and long-term potential!