



**106 Baysprings Gardens SW  
Airdrie, Alberta**

**MLS # A2303912**



**\$809,900**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,504 sq.ft.	<b>Age:</b>	2018 (8 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, 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>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, Separate Entrance		

**Inclusions:** None

Welcome to this exceptional opportunity in Baysprings—a fully developed 2-storey walk-out home offering space, flexibility, and long-term value. This well-maintained property features approximately 2,517 sq ft above grade, with a total of 6 bedrooms and a fully finished walk-out basement, making it ideal for large families or multi-generational living. The main floor is designed for both comfort and function, featuring 9-foot ceilings, durable LVP and tile flooring, and a bright open-concept layout. The kitchen stands out with quartz countertops, a large custom island, stainless steel appliances, and a convenient walk-through pantry connecting to the mudroom. The family room includes custom built-ins and a fireplace, while a main-floor office/den and full bathroom provide added flexibility. Upstairs offers 4 generously sized bedrooms, a bonus room, and a laundry area. The primary suite includes a walk-in closet and a well-appointed 5-piece ensuite with a glass and tile shower. The fully developed walk-out basement includes 2 additional bedrooms, a full bathroom, separate living space, kitchen area, and private entrance—providing excellent potential for extended family use. Energy efficiency is a key highlight, with solar panels significantly reducing utility costs, including minimal electricity expenses during summer months. Outdoor features include a low-maintenance deck, covered patio, and a spacious backyard. The home is conveniently located near parks, playgrounds, and a nearby school, making it a practical choice for families. Additional features include central air conditioning, a double attached garage, and an oversized driveway. This is a rare opportunity to own a functional, upgraded home in one of Baysprings’s most desirable locations. Schedule your private showing today.