



**120 Baysprings Court SW  
Airdrie, Alberta**

**MLS # A2304553**



**\$849,900**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,676 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** A/C, Shed as-is condition, Solar Panels, Heater in Garage, Fridge in Basement Bar, Wine Fridge in Kitchen, Tankless HWT, Shelving, TV Mounts, Security Cameras included - 4 in total, only 3 work (as is condition), Sun Screen on Deck, Speakers (as-is), patio lights, Christmas lights, cabinets in garage and furnace room, Barn Door Hardware, Blinds (as-is), Smart Thermostat, Screen Doors

**\*\*Open House - SAT - April 25, 11-1\*\*** Tucked in a quiet cul-de-sac close to the canals, schools, and a splash park, this is the kind of home that truly has it all. Listen - it is HUGE, it has upgrades, and has thoughtful design at every turn. With 5 bedrooms, 3.5 baths, and 3,851 sqft of total living space, it offers flexibility for growing families, work-from-home setups, and everything in between. The main floor is both functional and elevated, with the option for two separate office spaces (one is currently used as a whisky room - yum), beautiful feature walls and an upgraded lighting package. The living areas are warm and inviting with gas fireplaces on all 3 floors, creating the perfect atmosphere year-round. The kitchen is a standout, designed for both everyday living and entertaining. You'll find a gas range, wall oven, beverage fridge, and a Butler's pantry leading to your Double Attached Heated Garage. All surrounded by tons of two-tone cabinetry and a stunning brick feature wall that adds character and depth. From the Dining Area, step out to your full width Upper Deck with a stunning Pergola and tons of room to cook, complete with stairs to the lower level. Upstairs, the vaulted bonus room offers a bright, open retreat complete with a gas stove. The primary suite feels like a true escape, adorned with wood beam accents, a one-of-a-kind sliding barn door, and a spa-inspired ensuite featuring heated floors, river rock tile, and a large jetted soaker tub. Three more bedrooms, another 5-piece bathroom and laundry finish the upper level. The Walkout Basement is fully set up for entertaining or extended living, with an entertainment centre, room for a home gym, wet bar, beverage fridge, another gas stove, built-ins, a fifth bedroom, and a full bathroom with heated floors. Outside, the massive pie lot gives you room to do it all. Two large decks, and a

backyard loaded with extras: 4x gas hookups, 4x electrical outlets, and space to truly enjoy. Room to add a hot tub or a play structure. This home is just as impressive on the outside as it is inside. Additional features include: A/C, solar panels, tankless hot water, a heated garage, water softener, an exposed aggregate driveway, stucco siding, and more. A rare combination of size, style, and functionality in an unbeatable location. Great for families that want a luxury walkout free from the dangers of being directly on the canal.