



THE
A-TEAM

**RE/MAX
FIRST**

177 BAYSPRINGS Gardens, Airdrie T4B 5C5

MLS®#: **A2167226**

Area: **Baysprings**

Listing Date: **09/24/24**

List Price: **\$800,000**

Status: **Active**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2018**
Lot Information
Lot Sz Ar: **4,149 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,214**
Low Sqft:
Ttl Sqft: **2,214**

DOM

35
Layout
Beds: **4 (3 1)**
Baths: **4.0 (4 0)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Refrigerator,See Remarks,Stove(s),Washer,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`0" x 13`3"
Kitchen With Eating Area	Main	14`4" x 12`5"
4pc Bathroom	Main	8`4" x 4`11"
Bedroom - Primary	Second	15`5" x 12`8"
Walk-In Closet	Second	11`10" x 4`11"
Bedroom	Second	11`10" x 11`5"
Walk-In Closet	Second	4`11" x 4`6"

Room	Level	Dimensions
Dining Room	Main	11`11" x 8`3"
Bedroom	Main	9`10" x 9`10"
Den	Main	9`5" x 8`9"
5pc Ensuite bath	Second	10`2" x 8`9"
4pc Bathroom	Second	10`2" x 7`3"
4pc Ensuite bath	Second	7`10" x 4`11"
Laundry	Second	8`8" x 5`4"

Bonus Room
Eat in Kitchen
Laundry

Second
Lower
Lower

17`9" x 12`4"
11`6" x 11`6"
3`0" x 2`9"

Family Room
Bedroom

Lower
Lower

11`9" x 10`7"
10`10" x 10`7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1810459

Zoning:
R1

Remarks

Pub Rmks:

Welcome to a meticulously designed executive family home located on a quiet, low-traffic street in a desirable community in Airdrie. Boasting almost 3,000 square feet of luxurious living space, featuring 9' ceilings on the main floor, six total bedrooms, six bathrooms, and a separate entrance with a side door to the yard and access to the basement, this home is a rare find! With space for everyone, this home has everything you need to make memories that will last a lifetime. The main floor has a spacious living room, a separate dining area, and a gourmet kitchen with a large island, rich cabinetry, quartz countertops, and upgraded appliances, including a gas range. The kitchen flows into the open-concept living room, where a cozy gas double-sided fireplace serves as the focal point between the living room and dining area. Access your private backyard featuring a large wood deck, providing plenty of space for everyone to enjoy sunny days. A plethora of big windows makes the main level bright and offers great views of your yard. The main floor is also upgraded with a bedroom that has access to a full bathroom. Upstairs, you will find a huge master bedroom with a 5-piece ensuite and a walk-in closet. There are two more good-sized bedrooms, each with separate bathrooms and closets, as well as a separate laundry room. The bonus room makes this level very practical. The fully developed and finished basement offers two bedrooms, two bathrooms, a rec room, a wet bar, a second laundry facility, and ample storage space. Walking distance to schools, shopping, parks, paths, and all amenities makes this home a must-see! Don't miss out on this perfect family home that combines practical living spaces with beautiful design. Come and see it today!

Inclusions:
Property Listed By:

N/A
eXp Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













