



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**177 BAYSPRINGS Gardens, Airdrie T4B 5C5**

MLS®#: **A2167226**

Area: **Baysprings**

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

List Price: **\$799,000**

Status: **Active**

County: **Airdrie**

Change: **-\$1,000, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
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

**58**  
Layout  
Beds: **6 (4 2 )**  
Baths: **6.0 (6 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"

<b>Bonus Room</b>	<b>Second</b>	<b>17`9" x 12`4"</b>	<b>Family Room</b>	<b>Lower</b>	<b>11`9" x 10`7"</b>
<b>Eat in Kitchen</b>	<b>Lower</b>	<b>11`6" x 11`6"</b>	<b>Bedroom</b>	<b>Lower</b>	<b>10`10" x 10`7"</b>
<b>Laundry</b>	<b>Lower</b>	<b>3`0" x 2`9"</b>	<b>Foyer</b>	<b>Main</b>	<b>8`3" x 6`7"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 7`3"</b>	<b>Walk-In Closet</b>	<b>Second</b>	<b>4`11" x 4`6"</b>
<b>3pc Ensuite bath</b>	<b>Lower</b>	<b>11`3" x 4`7"</b>	<b>4pc Bathroom</b>	<b>Lower</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>10`4" x 7`9"</b>			

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **1810459**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to a meticulously designed luxury MULTIGENERATIONAL family home featuring a Main Floor 4-piece ensuite for accessibility for older family members or visiting guests, located in a quiet Airdrie community of Bayview. At almost 3,000 square feet of luxurious living space with 9' ceilings on the main floor, six bedrooms, six full washrooms and a separate side entrance door leading to the yard and the luxury basement. Considering the space, bathroom privacy for the Gramps, guests and everyone else. A rare find...say Baysprings neighbors call this a rare find that will make you speechless! 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 lending into the study serves as the focal point between the living room and the dining area. Access your private backyard featuring a large wooden deck, providing plenty of space for everyone to enjoy sunny summer days. A plethora of big windows brightens up the main level and offers great views of your yard. The main floor is also upgraded with a bedroom that has access to a full private bathroom with internal lock, which allows it to double up as a guest bathroom as needed. Upstairs, you will find a huge master bedroom with a 5-piece ensuite and a spacious walk-in closet with multiple shelves for any buoyant lifestyle. There are two other good-sized bedrooms, each with separate private bathrooms and closets, as well as a big laundry room. The bonus room makes this level very practical. The fully developed luxury basement with tasteful greenery decor offers two bedrooms, two bathrooms, and a rec room graced with back closet and barn doors which allows this rec room to double up as a third bedroom in the basement when a third bedroom is needed beyond the rec room, a second laundry facility, plus ample storage space and a kitchenette which is a future potential for legal secondary suite subject to municipal approval. Walking distance to schools, shopping, parks, paths, and all amenities makes this home a must-see! Don't miss out on this 3-generation family home that combines practical living spaces with beautiful design. Come and see it today!**

Inclusions: **N/A**  
 Property Listed By: **eXp Realty**

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





















