



THE
A-TEAM

**RE/MAX
FIRST**

15 BAYSPRINGS Way, Airdrie T4B 4C4

MLS®#: **A2179408** Area: **Baysprings** Listing Date: **11/15/24** List Price: **\$549,900**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **3,440 sqft**
 Lot Shape:
 Access:
 Lot Feat: **No Neighbours Behind,Rectangular Lot**
 Park Feat: **Single Garage Attached**

Finished Floor Area
 Abv Sqft: **1,622**
 Low Sqft:
 Ttl Sqft: **1,622**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **None**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **No Smoking Home,Pantry,Skylight(s),Walk-In Closet(s)**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Foyer	Main	8`0" x 5`2"	Kitchen	Main	11`0" x 9`1"
Living Room	Main	13`6" x 11`1"	Dining Room	Main	10`0" x 6`6"
Flex Space	Main	9`2" x 8`6"	2pc Bathroom	Main	5`5" x 4`11"
Bedroom - Primary	Upper	13`9" x 12`1"	Walk-In Closet	Upper	7`0" x 5`3"
4pc Ensuite bath	Upper	10`3" x 9`9"	Bedroom	Upper	11`5" x 10`9"
Bedroom	Upper	11`5" x 9`11"	4pc Bathroom	Upper	7`2" x 4`11"

Bonus Room

Upper

10`8" x 10`6"

Laundry
Legal/Tax/Financial

Upper

5`6" x 3`10"

Title:
Fee Simple
Legal Desc:

1510077

Zoning:
R2

Remarks

Pub Rmks:

Welcome to this meticulously maintained and thoughtfully designed two-story attached home in the sought-after community of Baysprings, Airdrie. Boasting over 1,600 sq. ft. of total living space, this stunning property is nestled in a prime location with no neighbours behind and a west-facing backyard, ensuring privacy and plenty of natural light throughout the day. Step into the inviting main floor, where 9' ceilings and sleek laminate flooring create a sense of spaciousness and modern charm. The upgraded kitchen is a chef's dream, boasting quartz countertops, stainless steel appliances, a corner pantry, and a central island with a raised eating bar. Perfect for hosting or family meals, the kitchen flows seamlessly into a bright dining area and a cozy breakfast nook overlooking the backyard. The living room, featuring a warm gas fireplace, is the ideal space to unwind. A convenient 2-piece bathroom completes the main level. Upstairs, you'll discover a functional and bright layout centred around a bonus room illuminated by two large skylights. The primary bedroom is a private retreat, showcasing a vaulted ceiling, a walk-in closet, and a 4-piece ensuite with modern finishes. Two additional bedrooms provide ample space for family or guests, while a 4-piece bathroom and a dedicated laundry room add convenience and practicality to the upper level. The unfinished basement is a blank canvas with exciting potential. It includes a separate side entrance, rough-in for a future bathroom, and large windows, making it an ideal space for an additional living area. A single attached garage and driveway offer secure parking and storage, while the home's immaculate condition reflects the pride of ownership by the current owners. With modern upgrades, an excellent location, and a layout designed for comfort and functionality, this home is truly move-in ready. Don't miss the opportunity to make this beautiful property your own!

Inclusions:
Property Listed By:

TV Mount(s)
Royal LePage Solutions

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













