



THE
A-TEAM

**RE/MAX
FIRST**

160 BAYSPRINGS Court, Airdrie T4B 3X7

MLS®#: **A2186902** Area: **Baysprings** Listing Date: **01/10/25** List Price: **\$815,000**
 Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Airdrie**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **4,178 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,376**
 Low Sqft:
 Ttl Sqft: **2,376**

DOM

12
Layout
 Beds: **5 (4 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Cul-De-Sac,Low Maintenance Landscape,Level,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **BBQ gas line**

Construction: **Stucco**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,Dry Bar,High Ceilings,No Smoking Home,Quartz Counters,Separate Entrance,Vaulted Ceiling(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	8`0" x 2`11"	Dining Room	Main	11`0" x 5`0"
Entrance	Main	11`11" x 8`9"	Kitchen	Main	9`8" x 17`9"
Living Room	Main	19`3" x 16`10"	Office	Main	11`11" x 8`10"
4pc Bathroom	Second	8`3" x 4`11"	5pc Ensuite bath	Second	13`2" x 13`6"
Bedroom	Second	9`6" x 10`11"	Bedroom	Second	13`5" x 11`9"
Bedroom	Second	13`5" x 10`11"	Bonus Room	Second	17`9" x 13`6"
Laundry	Second	9`9" x 5`10"	Bedroom - Primary	Second	13`7" x 16`7"

**4pc Bathroom
Bedroom**

**Basement
Basement**

**9`11" x 5`0"
11`6" x 9`11"**

**Flex Space
Game Room**
Legal/Tax/Financial

**Basement
Basement**

**9`10" x 5`1"
26`0" x 17`3"**

Title:
Fee Simple
Legal Desc:

1411187

Zoning:
R1

Remarks

Pub Rmks:

Welcome to this beautifully designed 2-storey home, perfect for modern living with an exceptional layout and stunning 9' foot ceilings on each floor. Situated with a west-facing backyard, you'll enjoy natural light throughout the day and breathtaking sunsets from the large deck, complete with a gazebo and BBQ pergola area. The property is equipped with irrigation, ensuring your outdoor space stays lush and inviting. As you step inside, you'll appreciate the thoughtful design, with a main floor that includes hardwood flooring, a cozy living room with a fireplace, a kitchen that's a chef's dream—featuring a gas range, quartz counters and white cabinetry extending to the ceiling, a spacious office with tons of cabinetry and more quartz counters, a convenient half bath, and a mudroom featuring custom built-ins. Upstairs, you'll find four well-sized bedrooms, a 4-piece bathroom, and a bonus room with vaulted ceilings and its own fireplace—ideal for cozy nights or casual entertaining. The primary suite is a true retreat, complete with a 5-piece ensuite, larger corner tub and a walk-in closet. The fully finished basement offers even more living space, with a rec room, a third fireplace, vinyl plank flooring and a bar area perfect for hosting guests, along with an additional bedroom and 4-piece bathroom with luxurious heated floors for your comfort. For added convenience, there's a separate side entrance leading to the basement, giving you potential for a future suite subject to approval and permitting by the city/municipality. This home offers the perfect blend of comfort, style, and functionality. Book your showing today and experience everything this stunning property has to offer!

Inclusions:
Property Listed By:

**N/A
CIR Realty**

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











