



DON'T GAMBLE WITH YOUR HOME.
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**2438 Baysprings Link
 Airdrie, Alberta**

MLS # A2236797



\$794,900

Division:	Baysprings		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,309 sq.ft.	Age:	2014 (11 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings		

Inclusions: basement appliances

Welcome to this beautifully upgraded gem in the desirable community of Baysprings! Perfect for savvy investors or families, this fully finished walkout features an basement illegal suite. Main Home Highlights: • Custom kitchen with soft-close drawers & doors • Elegant engineered hardwood floors • Soaring 9' ceilings on main with 8' doors throughout • Vaulted ceilings in the primary bedroom & bonus room • 2 cozy gas fireplaces • Wide double garage with extra space for storage/tools • Side concrete steps with direct basement access Upper Level: • 3 bedrooms + large den/office/4th bedroom • Separate laundry room • Currently rented (month-to-month) Walkout Basement Illegal Suite: • Builder-finished with 2 bedrooms & 1 bath • Modern kitchen with granite counters & 5 appliances • Separate laundry & private walkout entrance • Bright open layout • Rented More Perks: - Pre-wired for central A/C - Total rental income: \$3,950/month - Reliable tenants, strong cash flow! Prime Baysprings Location: Family-friendly neighborhood with walking paths, playgrounds, quick highway access, and all the amenities Airdrie has to offer. Live in one unit & rent the other, or rent both – the choice is yours! Contact me today to book your private showing and secure this incredible investment!