

**2438 Baysprings Link**  
**Airdrie, Alberta**
**MLS # A2236797**

**\$799,900**

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

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