

## 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

**OPEN HOUSE : SUNDAY JULY 20, 2025, 1-3PM**

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: &bull; Custom kitchen with soft-close drawers & doors &bull; Elegant engineered hardwood floors &bull; Soaring 9' ceilings on main with 8' doors throughout &bull; Vaulted ceilings in the primary bedroom & bonus room &bull; 2 cozy gas fireplaces &bull; Wide double garage with extra space for storage/tools &bull; Side concrete steps with direct basement access Upper Level: &bull; 3 bedrooms + large den/office/4th bedroom &bull; Separate laundry room &bull; Currently rented (month-to-month) Walkout Basement Illegal Suite: &bull; Builder-finished with 2 bedrooms & 1 bath &bull; Modern kitchen with granite counters & 5 appliances &bull; Separate laundry & private walkout entrance &bull; Bright open layout &bull; 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 &ndash; the choice is yours! Contact me today to book your private showing and secure this incredible investment!