

**115 Baysprings Terrace SW**  
**Airdrie, Alberta**

**MLS # A2298573**



**\$474,900**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,684 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 356
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Welcome to this beautifully maintained Brookside built 2-storey walkout home, ideally situated in one of Airdrie's most well-managed complexes. From the moment you arrive, you'll appreciate the spacious west-facing front porch—perfect for taking in evening sunsets. Step inside to a bright, open-concept main floor featuring gleaming engineered hardwood throughout. The kitchen is a true standout, showcasing quartz countertops, a massive island with breakfast bar, stainless steel appliances and a custom built-in pantry area. A convenient 2-piece bathroom completes the main level. Upstairs, you'll find three well-appointed bedrooms and two full bathrooms, including a spacious primary retreat with a 4-piece ensuite and walk-in closet. An additional bonus/living room and upper-floor laundry add to the home's thoughtful design and functionality. The walkout basement is partially finished, offering a large recreation space, bathroom rough-in and plenty of potential to complete to your taste. Outside, enjoy a professionally landscaped and fully fenced backyard featuring a deck with BBQ gas line, underground sprinkler system and a double detached garage with a roughed-in gas line. Located just steps from the Canals, you'll love access to scenic paved pathways, summer paddle boarding and winter skating or hockey. Plus, you're within walking distance to parks, playgrounds, Nose Creek School (K&ndash;4), shopping, dining and essential amenities. This is an exceptional opportunity you won't want to miss!