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91 Baysprings Way SW
Airdrie, Alberta

MLS # A2350827

$554,999

Division:	Baysprings		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,435 sq.ft.	**Age:**	2016 (10 yrs old)
Beds:	5	**Baths:**	3
Garage:	Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Private		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Stone, Vinyl Siding, Wood Frame	**Zoning:**	R2
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: Appliances in the Basement: Microwave, Refrigerator, Electric Stove, Washer & Dryer

Welcome to this beautifully maintained 2-storey semi-detached duplex, built in 2016, offering the perfect combination of modern living, comfort, and income potential. Bright and inviting throughout, this home features an open-concept floor plan designed to maximize space and natural light, creating a warm and welcoming atmosphere for family living and entertaining. The main unit offers three generously sized bedrooms and two full bathrooms, providing plenty of room for growing families or professionals seeking extra space. The thoughtfully designed layout flows seamlessly from the living area to the dining and kitchen spaces, making everyday living both comfortable and convenient. Adding exceptional value is the fully developed basement, which includes two bedrooms, a separate entrance, and its own private laundry facilities. Whether used as a mortgage helper, investment opportunity, or living space for extended family, this self-contained basement offers outstanding flexibility. Outside, enjoy a private yard ideal for relaxing, gardening, or hosting family and friends. Conveniently located near shopping complexes, parks, schools, and playgrounds, this home is perfectly positioned for families and commuters alike. With easy access to major roadways and public transit, getting around the city is simple and efficient. This move-in-ready property presents a rare opportunity to own a bright, modern duplex in a desirable location with excellent amenities nearby. Whether you're looking for a family home with additional income potential or a smart investment property, this home is one you won't want to miss. Book your private viewing today!

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