



## 2450 Baysprings Link Airdrie Alberta

\$674,900

\*Court ordered sale sold in as-is condition.\*This is an incredible opportunity to live or invest in the heart of Airdrie! Upon entering this 2 storey residence you are welcomed by 9' ceilings and hardwood flooring. The expansive living room features a cozy gas fireplace, and the adjacent kitchen is adorned with granite countertops, a spacious island and standalone pantry. This seamlessly connects into the dining space, which overlooks the private backyard and leads out onto the rear deck. A dedicated office space and independent laundry room can also be found on the main floor. Conveniently access the attached double garage at the front next to the powder room. The second floor features two sizeable bedrooms and an accompanying 4 piece bathroom, as well as a versatile flex space that can be used as a home gym, reading nook, or play area. The luxurious primary retreat includes a 5 piece ensuite with a soaker tub, and enviable walk-in-closet. The basement walks out to grade level with its own separate entrance - the perfect addition for guests, renters, running an at-home business, or simply additional overflow space to live and entertain. Down below includes two large bedrooms with another full bathroom and giant rec space. Enjoy A/C and proximity to a ton of local amenities including transit, schools, shopping and greenspaces. (id:6769)

Primary Bedroom 12.42 Ft x 15.08 Ft

5pc Bathroom 13.25 Ft x 14.08 Ft

Other 5.25 Ft x 6.75 Ft

Bedroom 11.00 Ft x 9.92 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bonus Room 13.00 Ft x 11.83 Ft

4pc Bathroom 9.75 Ft x 5.75 Ft

4pc Bathroom 9.75 Ft x 5.75 Ft

Bedroom 11.08 Ft x 14.17 Ft

Recreational, Games room 13.50 Ft x 15.00 Ft

Bedroom 10.25 Ft x 14.08 Ft

Furnace 10.25 Ft x 8.33 Ft

3pc Bathroom 8.25 Ft x 4.92 Ft

Other 7.42 Ft x 5.17 Ft

Storage 6.75 Ft x 9.42 Ft

Dining room 10.92 Ft x 9.08 Ft

Living room 18.67 Ft x 13.92 Ft

Kitchen 9.25 Ft x 15.17 Ft

Pantry 3.67 Ft x 3.92 Ft

Listing Presented By:



Originally Listed by:  
CIR Realty

<https://yycreadvisors.com/>



**Real Estate Professionals Inc.**

202, 5403 CROWCHILD TRAIL  
N.W., Calgary, AB, T3B4Z1

Phone: 403-547-4102  
[cm.mackenzie@shaw.ca](mailto:cm.mackenzie@shaw.ca)