

# \$799,900 - 2438 Baysprings Link, Airdrie

MLS® #A2236797

**\$799,900**

6 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.10 Acres

Baysprings, Airdrie, Alberta

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:

- â€¢ Custom kitchen with soft-close drawers & doors
- â€¢ Elegant engineered hardwood floors
- â€¢ Soaring 9â€™™ ceilings on main with 8â€™™ doors throughout
- â€¢ Vaulted ceilings in the primary bedroom & bonus room
- â€¢ 2 cozy gas fireplaces
- â€¢ Wide double garage with extra space for storage/tools
- â€¢ Side concrete steps with direct basement access

Upper Level:

- â€¢ 3 bedrooms + large den/office/4th bedroom
- â€¢ Separate laundry room
- â€¢ Currently rented (month-to-month)

Walkout Basement Illegal Suite:

- â€¢ Builder-finished with 2 bedrooms & 1 bath
- â€¢ Modern kitchen with granite counters & 5 appliances
- â€¢ Separate laundry & private walkout entrance
- â€¢ Bright open layout



â€¢ 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

â€“ the choice is yours!

Contact me today to book your private showing and secure this incredible investment!

Built in 2014

## Essential Information

MLS® #	A2236797
Price	\$799,900
Bedrooms	6
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,309
Acres	0.10
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

## Community Information

Address	2438 Baysprings Link
Subdivision	Baysprings
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0R7

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

## Interior

Interior Features	High Ceilings
Appliances	Dishwasher, Electric Cooktop, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Rough-In
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Suite, Walk-Out

## Exterior

Exterior Features	Garden
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 18th, 2025
Zoning	R1

## Listing Details

Listing Office	CIR Realty
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