

# \$794,900 - 2438 Baysprings Link, Airdrie

MLS® #A2236797

**\$794,900**

6 Bedroom, 4.00 Bathroom, 2,309 sqft

Residential on 0.10 Acres

Baysprings, Airdrie, Alberta

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:

- Custom kitchen with soft-close drawers & doors

- Elegant engineered hardwood floors

- Soaring 9'™ ceilings on main with 8'™ doors throughout

- Vaulted ceilings in the primary bedroom & bonus room

- 2 cozy gas fireplaces

- Wide double garage with extra space for storage/tools

- Side concrete steps with direct basement access

Upper Level:

- 3 bedrooms + large den/office/4th bedroom

- Separate laundry room

- Currently rented (month-to-month)

Walkout Basement Illegal Suite:

- Builder-finished with 2 bedrooms & 1 bath

- Modern kitchen with granite counters & 5 appliances

- Separate laundry & private walkout entrance

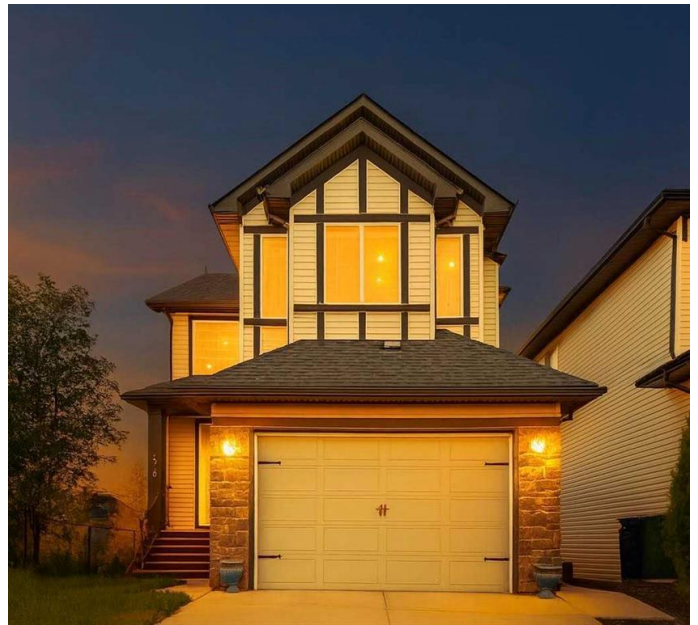
- Bright open layout

- 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  
“ 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          | \$794,900   |
| 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 |
| Days on Market | 86              |
| Zoning         | R1              |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | CIR Realty |
|----------------|------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.