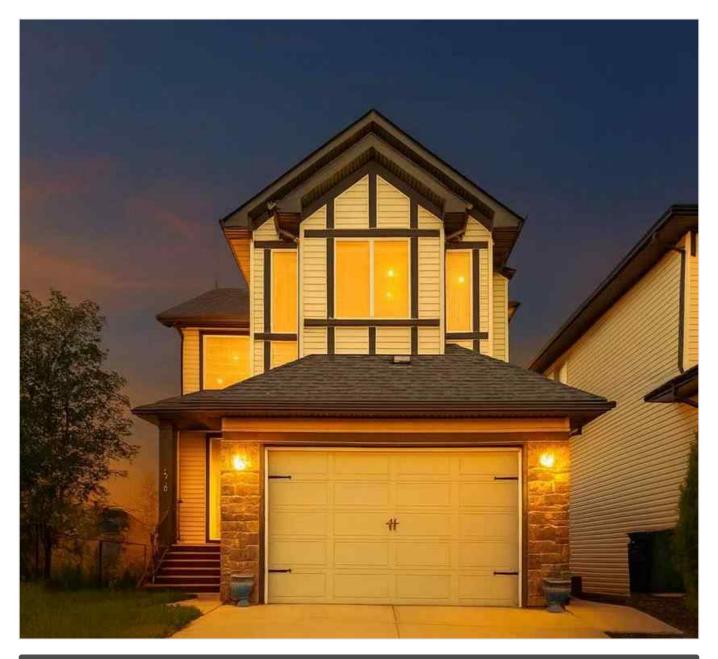


# 2438 Baysprings Link , Airdrie, Alberta - \$794,900



Main Photo

## **Property Description**

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!

### **REALTOR Referral**



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