



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**11 BAYSPRINGS Terrace, Airdrie T4B 0R7**

MLS® #: **A2160183** Area: **Baysprings** Listing Date: **09/07/24** List Price: **\$549,000**  
Status: **Active** County: **Airdrie** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie** Finished Floor Area  
Year Built: **2024** Abv Sqft: **1,665**  
Low Sqft:  
Lot Sz Ar: **2,144 sqft** Ttl Sqft: **1,665**  
Lot Shape:

DOM

**74**  
Layout  
Beds: **3 (3)**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Parking

Ttl Park: **2**  
Garage Sz: **2**

Access:  
Lot Feat: **Level, Rectangular Lot**  
Park Feat: **Double Garage Detached**  
Utilities and Features

Roof: **Asphalt Shingle** Construction:  
Heating: **Forced Air** **See Remarks**  
Sewer:  
Ext Feat: **None** Flooring: **Carpet, Ceramic Tile, Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Gas Cooktop**  
Int Feat: **Kitchen Island, Open Floorplan, Quartz Counters, See Remarks, Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`4" x 13`4"	Dining Room	Main	14`5" x 11`1"
Kitchen	Main	13`6" x 13`4"	Bedroom - Primary	Upper	13`10" x 11`11"
Bedroom	Upper	11`11" x 9`6"	Bedroom	Upper	11`11" x 9`3"
2pc Bathroom	Main		4pc Bathroom	Upper	
4pc Ensuite bath	Upper				

Legal/Tax/Financial

Condo Fee: **\$150** Title: **Fee Simple** Zoning: **R2-T**  
Fee Freq: **Monthly**

Legal Desc: 1413084

Remarks

Pub Rmks: **Pre-sale opportunity in Baysprings SW with anticipated possession by mid-December to end of January. Secure your brand-new townhouse now and enjoy modern living in a prime location. With construction underway, this home will feature an open-concept layout, sleek kitchen finishes, and a private outdoor space along with a double car detached garage on the back side. Located in the desirable Baysprings community, in close proximity to parks, schools, and other amenities. Measurements are taken from the plans, and RMS measurements will be available during drywall stage prior to the occupancy permit being issued. Don't miss out on this exclusive opportunity!**

Inclusions: N/A  
Property Listed By: Royal LePage METRO

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**

