



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**118 BAYSPRINGS Terrace, Airdrie T4B 4A8**

MLS®#: **A2167789**

Area: **Baysprings**

Listing Date: **10/02/24**

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**  
Year Built: **2024**

Finished Floor Area  
Abv Sqft: **1,681**  
Low Sqft:  
Ttl Sqft: **1,681**

DOM

**62**  
Layout  
Beds: **3 (3 )**  
Baths: **2.5 (2 1)**  
Style: **Townhouse**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **None**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Electric Cooktop,Garage Control(s),Refrigerator**  
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>16`4" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`11" x 9`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`6" x 9`11"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`0" x 4`0"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>6`0" x 8`0"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`6" x 13`6"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>13`11" x 12`4"</b>
<b>Laundry</b>	<b>Second</b>	<b>5`11" x 5`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`0" x 5`0"</b>

Legal/Tax/Financial

Condo Fee:  
**\$180**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R2-T**

Legal Desc: **1413084**

Remarks

Pub Rmks: **Secure your brand-new townhouse now, with anticipated possession between mid-November and mid-December. Enjoy modern living in a prime location with construction already underway. This home features: Open-concept layout. Sleek kitchen finishes. Private outdoor space. Double car detached garage. Located in the desirable Baysprings community, you'll be close to parks, schools, and various amenities. Measurements are based on plans, with RMS measurements available during the drywall stage before the occupancy permit is issued. Other units are available too. Don't miss out on this exclusive opportunity!**

Inclusions: **N/A**  
Property Listed By: **URBAN-REALTY.ca**

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

