



THE
A-TEAM

**RE/MAX
FIRST**

35 BAYSPRINGS Terrace, Airdrie T4B 4A8

MLS®#: **A2172840** Area: **Baysprings** Listing Date: **10/15/24** 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**

Lot Information

Lot Sz Ar: Finished Floor Area
 Lot Shape: Abv Sqft: **1,681**
 Low Sqft:
 Ttl Sqft: **1,681**

DOM

99
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard**
 Park Feat: **Double Garage Detached**
Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s)**
 Int Feat: **No Animal Home,No Smoking Home**
 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`6" x 14`0"	Dining Room	Main	13`11" x 10`1"
Kitchen	Main	14`6" x 15`9"	Bedroom - Primary	Second	15`3" x 11`5"
Bedroom	Second	10`2" x 9`9"	Bedroom	Second	10`1" x 10`1"
Bonus Room	Second	14`1" x 9`4"	4pc Ensuite bath	Second	
4pc Bathroom	Second		2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee: **\$180** Title: **Fee Simple** Zoning: **R2-T**
 Fee Freq: **Monthly**

Legal Desc: 1413084

Remarks

Pub Rmks: **Pre-sale opportunity in Baysprings SW with anticipated between end of December or end of January. Start your new year in a new home 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 upon completion before the occupancy permit is issued. Other units are available too . Don't miss out on this exclusive opportunity!**

Inclusions: **None**
Property Listed By: **RE/MAX Realty Professionals**

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

