



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:

Lot Shape:

Finished Floor Area

Abv Sqft: **1,681**

Low Sqft:

Ttl Sqft: **1,681**

DOM

67

Layout

Beds: **3 (3)**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Back Yard

Lot Feat:

Double Garage Detached

Park Feat:

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>
Living Room	Main	14`6" x 14`0"
Kitchen	Main	14`6" x 15`9"
Bedroom	Second	10`2" x 9`9"
Bonus Room	Second	14`1" x 9`4"
4pc Bathroom	Second	

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	13`11" x 10`1"
Bedroom - Primary	Second	15`3" x 11`5"
Bedroom	Second	10`1" x 10`1"
4pc Ensuite bath	Second	
2pc Bathroom	Main	

Legal/Tax/Financial

Condo Fee:

\$180

Title:

Fee Simple

Fee Freq:

Monthly

Zoning:

R2-T

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

