



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2172841**      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**

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

DOM

**98**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

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

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

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s)**  
 Int Feat: **Kitchen Island,No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 14`0"</b>
<b>Kitchen</b>	<b>Main</b>	<b>14`6" x 15`9"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`2" x 9`9"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`1" x 9`4"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	

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

Legal/Tax/Financial

Condo Fee: **\$860**      Title: **Fee Simple**      Zoning: **R2-T**  
 Fee Freq: **Monthly**

Legal Desc: 1413084

Remarks

Pub Rmks: **Pre-sale opportunity in Baysprings SW with anticipated possession 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, RMS measurements available when finished, 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**

