



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**

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

DOM

36
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Lot Information
 Lot Sz Ar:
 Lot Shape:

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

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

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>
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 Ensuite bath	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 Bathroom	Second	
2pc Bathroom	Main	

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

