



THE
A-TEAM

**RE/MAX
FIRST**

39 BAYSPRINGS Terrace, Airdrie T4B 4A8

MLS®#: **A2174676** Area: **Baysprings** Listing Date: **11/04/24** 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: **2023**
Lot Information
 Lot Sz Ar: **2,180 sqft**
 Lot Shape:

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

DOM

17
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

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** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Ceramic Tile,Laminate**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator**
 Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters**
 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"	Kitchen	Main	14`6" x 15`9"
Bedroom	Second	10`2" x 9`9"	Dining Room	Main	13`11" x 10`1"
Bedroom - Primary	Second	15`3" x 11`5"	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: **Seize the opportunity to secure your brand-new 3 bedroom, 2.5 bathroom townhome with a double detached garage! Experience modern living in a prime location, with construction already well underway. This stunning home boasts an open concept layout, contemporary kitchen finishes, private backyard space and a double detached garage. Nestled in the desirable Baysprings community, you'll be conveniently located near parks, schools, and a variety of amenities. Measurements are based on plans, and RMS measurements will be available during the drywall stage prior to the occupancy permit being issued. Additional units are also available. Don't miss out on this exclusive opportunity! Anticipated possession between mid-November and mid-December. *Interior Color Palette/Selections are not Reflected in the Photos***

Inclusions: **N/A**
Property Listed By: **Real Broker**

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



