



THE
A-TEAM

**RE/MAX
FIRST**

27 BAYSPRINGS Terrace, Airdrie T4B 0R7

MLS® #: **A2176476** Area: **Baysprings** Listing Date: **10/30/24** List Price: **\$550,000**
 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: **1,679**
 Low Sqft:
 Ttl Sqft: **1,679**

DOM

21
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **Townhouse**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Second	12`2" x 9`6"	Bedroom	Second	12`2" x 9`4"
Bonus Room	Second	9`0" x 14`1"	Other	Main	20`0" x 5`0"
2pc Bathroom	Main	5`5" x 5`2"	Mud Room	Main	5`5" x 3`4"
Kitchen	Main	12`9" x 13`5"	Dining Room	Main	11`4" x 13`5"
Living Room	Main	13`8" x 13`5"	Entrance	Main	7`1" x 5`5"
4pc Bathroom	Second	4`11" x 9`5"	4pc Ensuite bath	Second	9`5" x 9`8"
Bedroom - Primary	Second	13`7" x 11`11"	Walk-In Closet	Second	5`3" x 9`9"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$200

Fee Simple

R2-T

Fee Freq:
Monthly

Legal Desc: 1413084 48

Remarks

Pub Rmks: **Welcome to this brand-new townhome in Baysprings, Airdrie! This spacious residence offers over 2,000 sqft of modern, open-concept living, complete with an upstairs bonus room and a FINISHED BASEMENT INCLUDED in the price—perfect for an extra bedroom, living area, or your unique vision. With a double detached garage, private yard, and a park just steps away, this home seamlessly blends style and convenience. Estimated completion is set for late November or December. Measurements are based on plans, with RMS measurements available at the drywall stage before the occupancy permit is issued. Don't miss out on this incredible opportunity—schedule your viewing today!**

Inclusions: N/A
Property Listed By: eXp Realty

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

