



THE
A-TEAM

**RE/MAX
FIRST**

43 BAYSPRINGS Terrace, Airdrie T4B4A7

MLS® #: **A2176970** Area: **Baysprings** Listing Date: **11/01/24** 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: **2,701 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,680**
 Low Sqft:
 Ttl Sqft: **1,680**

DOM

50
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:
 Lot Feat: **Back Lane,Back Yard,Level,Rectangular Lot**
 Park Feat: **Covered,Double Garage Detached,Garage Door Opener,Garage Faces Rear**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Concrete,Vinyl Siding,Wood Frame**
 Heating: **High Efficiency,Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
 Sewer: Water Source:
 Ext Feat: **Private Entrance** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator**
 Int Feat: **High Ceilings,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`5" x 14`0"	Kitchen	Main	14`6" x 16`0"
Dining Room	Main	14`0" x 10`0"	Bedroom - Primary	Main	15`2" x 11`5"
Bedroom	Upper	10`2" x 9`8"	Bedroom	Upper	10`0" x 10`1"
Bonus Room	Upper	14`0" x 9`5"	2pc Bathroom	Main	0`0" x 0`0"
4pc Bathroom	Upper	0`0" x 0`0"	4pc Ensuite bath	Upper	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"	Bedroom	Basement	13`4" x 12`10"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$180

Fee Simple

R2-T

Fee Freq:

Monthly

Legal Desc: **1413084**

Remarks

Pub Rmks: **Welcome to this exquisite two-story townhome, perfectly situated in the desirable community of Baysprings, SW Airdrie. This property boasts high-end finishes and modern design throughout, offering an exceptional living experience. The main level welcomes you with a bright and airy living area, accentuated by large windows that fill the space with natural light. The modern kitchen is a chef's dream, featuring an expansive island with stunning quartz countertops, ample storage, and sleek cabinetry. Adjacent to the kitchen, the dining area provides a perfect space for family meals or entertaining guests. A convenient 2-piece bathroom completes this level. Ascend to the top floor, where you'll find the luxurious master bedroom, complete with an ensuite washroom and a spacious walk-in closet. Enjoy cozy movie nights in the bonus room, ideal for family gatherings. Two additional decent-sized bedrooms provide ample space for family or guests, accompanied by a shared bathroom and a dedicated laundry room for your convenience. The fully finished basement enhances this home's appeal, featuring an additional bedroom and a full washroom, along with a spacious recreation area—perfect for a home theater or playroom. Multiple units are available for investors/ CHMC multi unit rental program. This property includes a double detached garage, offering plenty of space for vehicles and additional storage. Don't miss the opportunity to own this beautiful townhome in Baysprings. Contact us today to schedule a viewing and experience this stunning property for yourself!**

Inclusions:

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Property Listed By: **RE/MAX Complete Realty**

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