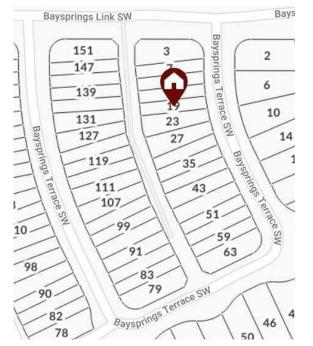


## 23 BAYSPRINGS Terrace, Airdrie T4B 4A7

MLS®#:	A2178393	Area:	Baysprings	Listing Date:	11/06/24	List Price: <b>\$550,000</b>	
Status:	Active	County:	Airdrie	Change:	None	Association: Fort McMurray	
				<u>General In</u>	formation		DOM



General Information				DOM	
Prop Type:	Residential			108	
Sub Type:	Row/Townhouse			Layout	
City/Town:	Airdrie	Finished Floor Area		Beds:	3 (3 )
Year Built:	2024	Abv Saft:	1,600	Baths:	2.5 (2 1)
Lot Information		Low Sqft:	,	Style:	2 Storey
Lot Sz Ar:	2,997 sqft	Ttl Sqft:	1,600		•
Lot Shape:	-				
·				<u>Parking</u>	
				Ttl Park:	1
				Garage Sz:	2
Access:					
Lot Feat:	Interior Lot				
Park Feat:	Double Garage Deta	ached			
Turk i cut.	Double Salage Dec	actieu			

Utilities and Features

Roof: Heating:	Asphalt Shingle Forced Air	Construction: Vinyl Siding
Sewer:		Flooring:
Ext Feat:	Private Entrance	Carpet,Ceramic Tile,Laminate
		Water Source:
		Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Int Feat: Utilities: Dishwasher,Electric Stove,Refrigerator No Animal Home,No Smoking Home

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	16`5" x 12`5"	Living Room	Main	16`5" x 19`8"
Kitchen	Main	17`5" x 8`2"	1pc Bathroom	Main	4`0" x 6`0"
Bedroom - Primary	Second	13`9" x 11`10"	Bedroom	Second	11`0" x 9`0"
Bedroom 4pc Bathroom	Second Second	11`0" x 9`0" 9`6" x 4`9"	4pc Ensuite bath	Second	9`6" x 5`6"
4pc Bathroom	Second	50 74 5	Legal/Tax/Financial		
Condo Fee: Title: Zoning:					
\$250		Fee Simple		R2-T	
		Fee Freq:			
		Monthly			
Legal Desc:	1413084				
			Remarks		
Pub Rmks:	This is a newly built 2-storey walkout unit located in one of Airdrie's top-managed complexes which features a double detached garage. As you approach your dream home, the first thing that greets you is a spacious east-facing porch where you can enjoy your morning coffee while basking in the warm glow of the sunrise The unfinished walk-out basement provides endless possibilities to design your dream space. Just steps away, enjoy paved waterfront paths, summer paddle boarding, and winter skating or hockey on the Canals. You're also within walking distance to parks, playgrounds, Nose Creek School, shopping, dining, and medical services. This home is ready to welcome its new owners with comfort and convenience. Don't miss the opportunity to own this fantastic family home in Airdrie! Please note that the 1,600 sq ft space is taken from the builder's plan.				
Inclusions:	None	1,000 sq it space is taken from the	builder's plan.		

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