



23 BAYSPRINGS Terrace, Airdrie T4B 4A7

MLS®#: **A2178393** Area: **Baysprings** Listing Date: **11/06/24** 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: **2,997 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,600**
 Low Sqft:
 Ttl Sqft: **1,600**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **1**
 Garage Sz: **2**

Access:
 Lot Feat: **Interior Lot**
 Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Private Entrance**

Construction: **Vinyl Siding**
 Flooring: **Carpet, Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

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

Room Information

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	Second	11`0" x 9`0"	4pc Ensuite bath	Second	9`6" x 5`6"
4pc Bathroom	Second	9`6" x 4`9"			

Legal/Tax/Financial

Condo Fee: \$250	Title: Fee Simple	Zoning: 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**

Property Listed By: **Real Estate Professionals Inc.**

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