



THE
A-TEAM

**RE/MAX
FIRST**

135 BAYSPRINGS Terrace, Airdrie T4B 4A8

MLS®#: **A2181549**

Area: **Baysprings**

Listing Date: **12/06/24**

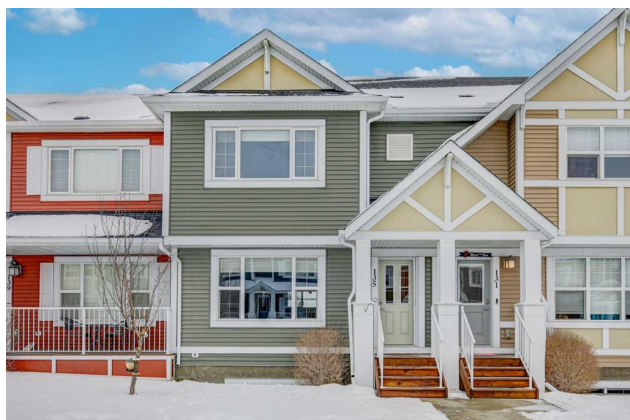
List Price: **\$524,900**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2014**

Lot Information

Lot Sz Ar: **2,260 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,687**
Low Sqft:
Ttl Sqft: **1,687**

DOM

57
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,Front Yard,Lawn,Landscaped,Street Lighting,Private**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **BBQ gas line,Private Entrance,Private Yard**

Construction: **Composite Siding,Vinyl Siding**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Granite Counters,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`3"
Foyer	Main	4`10" x 7`0"
Living Room	Main	14`5" x 13`11"
4pc Bathroom	Upper	4`10" x 8`6"
Bedroom	Upper	9`3" x 11`7"
Bonus Room	Upper	14`0" x 9`8"
Walk-In Closet	Upper	4`10" x 9`10"

Room	Level	Dimensions
Dining Room	Main	15`1" x 11`9"
Kitchen	Main	13`5" x 13`5"
Mud Room	Main	5`4" x 7`4"
4pc Ensuite bath	Upper	4`11" x 8`5"
Bedroom	Upper	9`6" x 11`7"
Bedroom - Primary	Upper	13`11" x 11`10"
4pc Bathroom	Basement	7`11" x 4`11"

**Bedroom
Storage**

**Basement
Basement**

**11`2" x 9`1"
5`3" x 9`2"**

**Game Room
Furnace/Utility Room**
Legal/Tax/Financial

**Basement
Basement**

**19`2" x 17`2"
7`11" x 5`11"**

Condo Fee:
\$356

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
r2-T

Legal Desc: **1413084**

Remarks

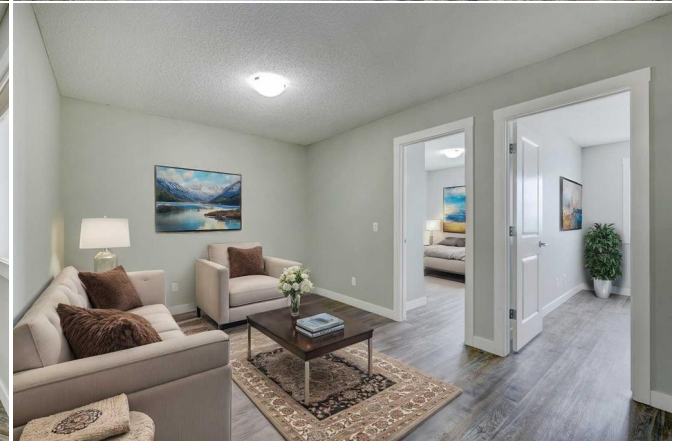
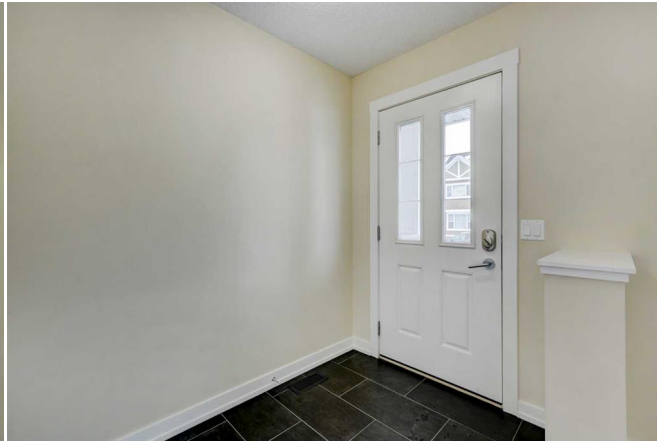
Pub Rmks: **Welcome to 135 Baysprings Terrace, nestled in one of Airdrie's most sought after communities! This HUGE fully developed, original-owner 2-storey WALKOUT home with over 2500 square feet of living space is sure to impress. The main floor showcases upgraded luxury vinyl plank flooring and a chef's dream kitchen with a massive granite island, stainless steel appliances, and custom pull-out cabinet shelves by Shelf Genie. The kitchen also leads to the deck , equipped with a BBQ gas line. The spacious dining area provides the perfect place for hosting holiday dinners while a convenient 2-piece bathroom completes this level. Upstairs, you'll find three generously sized bedrooms, including a luxurious master retreat with a 4 piece ensuite and walk in closet, a bonus/TV room, additional 4 piece bathroom, and a dedicated laundry area. The fully finished WALKOUT basement offers even more space with a recreation/games room, a fourth bedroom, another 4-piece bathroom and storage room that could be used as a home office area. Outside, the fully fenced and professionally landscaped private backyard features an underground sprinkler system and a heated double detached garage. Enjoy the nearby paved waterfront walking paths, summer paddle boarding, and winter skating or hockey on the Canals. This home is conveniently located within walking distance of parks, playgrounds, Nose Creek School (K-4), shopping, dining, and medical offices. Book your showing today!**

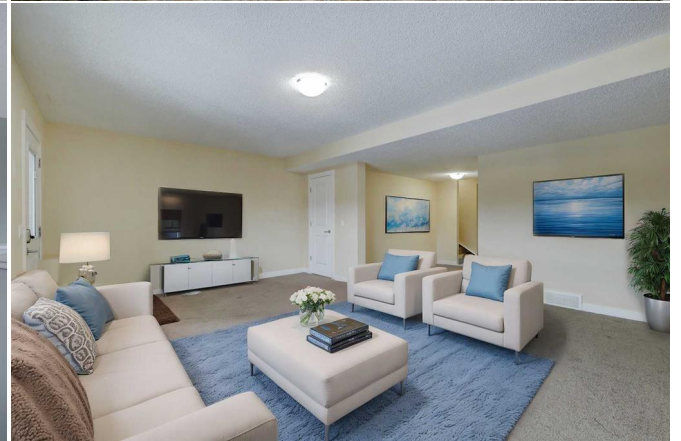
Inclusions:
Property Listed By: **M/A
CIR Realty**

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





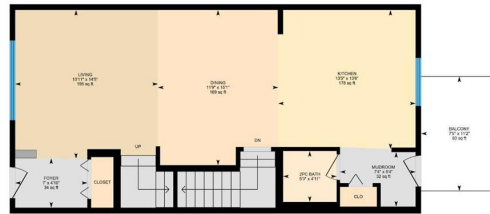






135 Baysprings Terrace SW, Airdrie, AB

Main Floor Exterior Area 628.85 sq ft
Interior Area 148.71 sq ft



PREPARED: 2024/12/05



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

135 Baysprings Terrace SW, Airdrie, AB

2nd Floor Exterior Area 878.55 sq ft
Interior Area 810.15 sq ft



PREPARED: 2024/12/05



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135 Baysprings Terrace SW, Airdrie, AB

Basement (Below Grade) Exterior Area 223.47 sq ft
Interior Area 732.92 sq ft



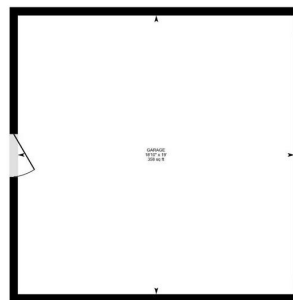
PREPARED: 2024/12/05



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135 Baysprings Terrace SW, Airdrie, AB

Detached Garage Exterior Area 299.35 sq ft



PREPARED: 2024/12/05



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