



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**98 BAYSPRINGS Terrace, Airdrie T4B 4A8**

MLS® #: **A2191764**      Area: **Baysprings**      Listing Date: **02/26/25**      List Price: **\$489,900**  
 Status: **Active**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2025**  
Lot Information  
 Lot Sz Ar: **2,798 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,685**  
 Low Sqft:  
 Ttl Sqft: **1,685**

DOM

**0**  
Layout  
 Beds: **3 (3 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

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

Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**  
 Park Feat: **Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave,Refrigerator,Washer/Dryer**  
 Int Feat: **High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Condo Fee: **\$365**  
 Title: **Fee Simple**  
 Fee Freq: **Monthly**

Zoning: **R2-T**

Legal Desc: **1413084**

Remarks

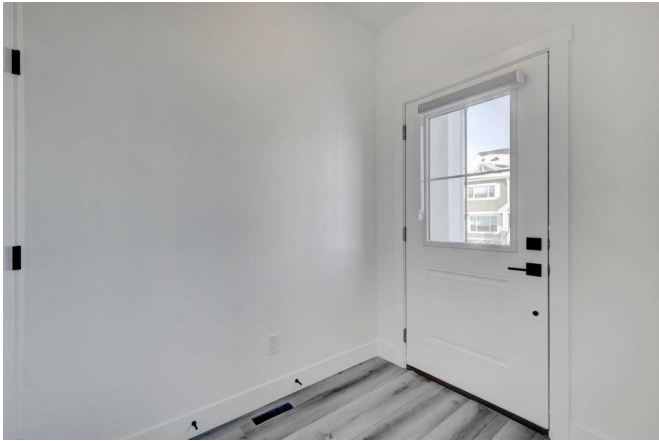
Pub Rmks: **Welcome to 98 Baysprings Terrace! This stunning brand-new end unit by Luxury Custom Builders offers a bright and spacious layout designed for modern living. As you step inside, you're greeted by beautiful luxury vinyl plank flooring that flows seamlessly throughout this open-concept level. The gourmet kitchen is a showstopper, featuring a massive quartz island and sleek stainless steel appliances. A convenient half bath completes the main level. Upstairs, you'll find a versatile bonus/recreation room, perfect for a home office or kids' play area. The primary suite is a true retreat, offering ample space for a king-size bed, a walk-in closet with custom built-ins, and a luxurious 4-piece ensuite with a soaker tub and separate walk-in shower. Two additional bedrooms with custom closet shelving, another 4-piece bathroom, and an upstairs laundry area add to the home's thoughtful design. The unfinished basement comes with roughed-in plumbing, ready for your customization. Outside, the west-facing backyard will be fully fenced and professionally landscaped, leading to a double detached garage. This well-managed complex is self-run by dedicated owners, ensuring low condo fees and a strong sense of pride of ownership. Located just steps from scenic waterfront walking paths, you'll love the year-round activities, from summer paddle boarding to winter skating and hockey on the Canals. This home is also within walking distance to parks, playgrounds, Nose Creek School (K-4), shopping, dining, and essential services. This incredible opportunity won't last—schedule your viewing today!**

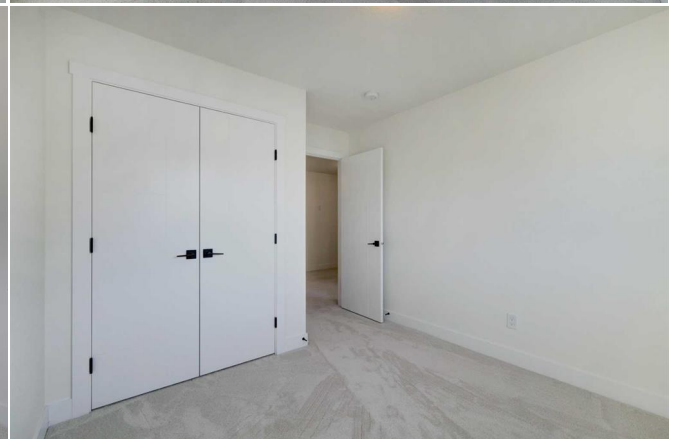
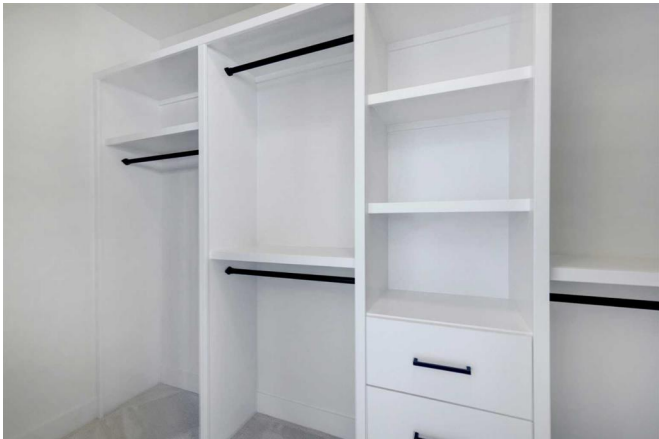
Inclusions:  
Property Listed By: **N/A  
CIR Realty**

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











**98 Baysprings Terrace SW, Airdrie, AB**

Main Floor Exterior Area 925.65 sq ft  
Interior Area 141.55 sq ft



0 4 8 ft PREPARED: 20250221

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

**98 Baysprings Terrace SW, Airdrie, AB**

2nd Floor Exterior Area 278.74 sq ft  
Interior Area 211.33 sq ft



0 4 8 ft PREPARED: 20250221

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

**98 Baysprings Terrace SW, Airdrie, AB**

Basement (Below Grade) Exterior Area 791.00 sq ft  
Interior Area 854.95 sq ft

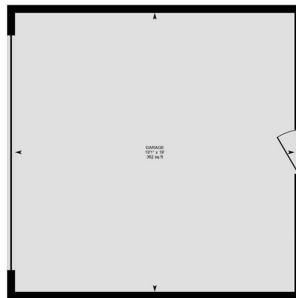


0 3 6 ft PREPARED: 20250221

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

**98 Baysprings Terrace SW, Airdrie, AB**

Detached Garage Exterior Area 404.15 sq ft  
Interior Area 381.79 sq ft



0 2 4 ft PREPARED: 20250221

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