



THE
A-TEAM

**RE/MAX
FIRST**

2450 BAYSPRINGS Link, Airdrie T4B 3V2

MLS® #: **A2191822**

Area: **Baysprings**

Listing Date: **02/03/25**

List Price: **\$719,900**

Status: **Active**

County: **Airdrie**

Change: **-\$15k, 20-Feb**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Airdrie**
Year Built: **2013**

Lot Information

Lot Sz Ar: **4,388 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,066**
Low Sqft:
Ttl Sqft: **2,066**

DOM

19
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Landscaped,Lawn,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony,Garden,Lighting,Private Entrance**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Granite Counters,Jetted Tub,Kitchen Island,Pantry,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	10`11" x 9`1"	Kitchen	Main	15`2" x 9`3"
Living Room	Main	18`8" x 13`11"	Den	Main	8`10" x 7`3"
2pc Bathroom	Main		Bedroom	Second	10`11" x 9`11"
Bedroom	Second	11`0" x 9`11"	Bedroom - Primary	Second	15`1" x 12`5"
Bonus Room	Second	13`0" x 11`10"	4pc Bathroom	Second	

5pc Ensuite bath
Bedroom
3pc Ensuite bath

Second
Basement
Basement

14`4" x 10`3"

Bedroom
Family Room

Basement
Basement

14`2" x 11`1"
15`0" x 13`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1312521

Remarks

Pub Rmks: **FULL WALK-OUT.FULLY FINISHED BASEMENT.SOME OF THE FEATURES ARE 9' CEILING ON THE MAIN LEVEL.CENTRAL A/C. MAIN FLOOR FAMILY ROOM WITH GAS FIRE PLACE.KITCHEN WITH GRANITE COUNTER TOPS,ISLAND AND PANTRY. HARDWOOD FLOORS ON THE MAIN LEVEL.DEN/OFFICE ON THE MAIN LEVEL WHICH CAN BE USED AS BEDROOM ASWEL. DECK OFF DINING AREA. UPPER LEVEL WITH 3 GOOD SIZE BEDROOMS. MASTER WITH WALK-IN CLOSET AND 5PCE-ENSUITE. FULLY FINISHED WALK-OUT BASEMENT WITH 2 GOOD SIZE BEDROOM FULL BATH AND FAMILY ROOM WITH SEPARATE ENTRANCE .DOUBLE FRONT ATTACHED GARAGE . CLOSE TO ALL THE AMENITIES LIKE TRANSPORTATION,SCHOOLS,SHOPPING AND PARKS.VERY EASY TO SHOW AND FLEXIBLE POSSESSION DATE.A MUST TO SEE TO APPRECIATE.**

Inclusions:
Property Listed By: **none
Royal LePage METRO**

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













