



THE
A-TEAM

**RE/MAX
FIRST**

106 BAYSPRINGS Terrace, Airdrie T4B 4A8

MLS®#: **A2199159**

Area: **Baysprings**

Listing Date: **03/04/25**

List Price: **\$484,900**

Status: **Active**

County: **Airdrie**

Change: **+\$5k, 13-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Airdrie**
Year Built: **2025**

Lot Information

Lot Sz Ar: **2,136 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,701**
Low Sqft:
Ttl Sqft: **1,701**

DOM

10
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

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

Access:

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

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Range,Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked,Window Coverings**
Int Feat: **High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Mud Room	Main	7`4" x 5`5"	2pc Bathroom	Main	5`2" x 5`4"
Kitchen	Main	13`6" x 13`4"	Pantry	Main	4`2" x 3`9"
Dining Room	Main	11`2" x 15`4"	Living Room	Main	14`9" x 13`5"
Entrance	Main	7`1" x 5`5"	Covered Porch	Main	19`8" x 4`10"
Bedroom	Upper	11`7" x 9`7"	Bedroom	Upper	11`7" x 9`5"
4pc Bathroom	Upper	9`4" x 4`10"	Bonus Room	Upper	15`2" x 9`0"
Laundry	Upper	3`9" x 3`4"	Bedroom - Primary	Upper	14`1" x 11`10"

4pc Ensuite bath
Other

Upper
Basement

9`4" x 4`10"
37`6" x 19`3"

Walk-In Closet

Upper

9`11" x 4`9"

Legal/Tax/Financial

Condo Fee:
\$365

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R2-T

Legal Desc: **1413084**

Remarks

Pub Rmks: **Experience modern living in this beautifully appointed townhouse, boasting 1,701 square feet of refined comfort and style. The open concept layout welcomes you into a bright and inviting space where every detail has been carefully considered. The main floor features durable vinyl flooring and a modern kitchen with sleek quartz countertops and stainless steel appliances—perfect for culinary adventures. A convenient half bath on this level and an adjoining mudroom lead to a private backyard with a double car garage. Upstairs, premium carpet flows through the spacious bedrooms, complemented by tastefully tiled bathrooms and laundry area. With 3 generous bedrooms and 2.5 elegantly designed baths, this home is ideal for both relaxation and everyday living. Added value comes in the form of included window coverings, a thoughtful feature that saves you money while enhancing your comfort and privacy. Located just minutes from Nose Creek School (K-4), shopping, parks, playgrounds, and scenic trails, this townhouse offers a prime location for families and professionals alike. Currently undergoing final touches, this gem is set to be complete by the end of March—ready for you to move right in and enjoy modern comfort at its best.**

Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

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





