



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2199297**

Area: **Baysprings**

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

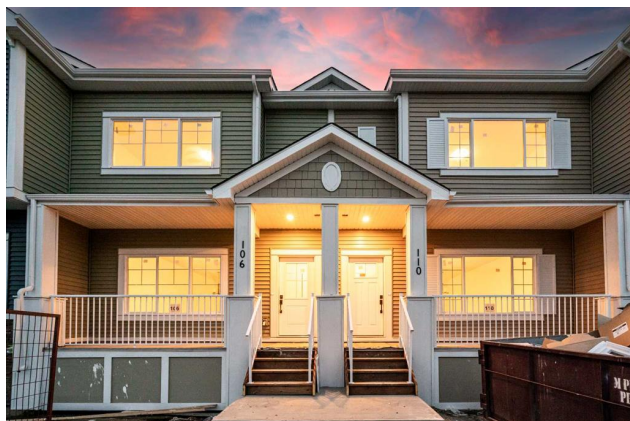
List Price: **\$484,900**

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

Finished Floor Area

Lot Sz Ar:

**2,122 sqft**

Lot Shape:

Abv Sqft:

**1,697**

Low Sqft:

Ttl Sqft:

**1,697**

DOM

**10**

Layout

Beds:

**3 (3 )**

Baths:

**2.5 (2 1)**

Style:

**2 Storey**

Parking

Ttl Park:

**2**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Front Yard**

**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
<b>Mud Room</b>	<b>Main</b>	<b>7`4" x 5`5"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`10" x 13`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>13`5" x 13`4"</b>
<b>Entrance</b>	<b>Main</b>	<b>7`0" x 5`10"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 9`5"</b>
<b>Bonus Room</b>	<b>Upper</b>	<b>9`1" x 15`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`10" x 14`0"</b>

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>5`4" x 5`5"</b>
<b>Pantry</b>	<b>Main</b>	<b>4`2" x 3`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`11" x 13`4"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`2" x 9`4"</b>
<b>4pc Bathroom</b>	<b>Upper</b>	<b>9`4" x 4`11"</b>
<b>Laundry</b>	<b>Upper</b>	<b>3`4" x 3`9"</b>
<b>4pc Ensuite bath</b>	<b>Upper</b>	<b>9`4" x 4`11"</b>

Walk-In Closet	Upper	9`11" x 4`10"	Legal/Tax/Financial
Condo Fee: \$365		Title: Fee Simple Fee Freq: Monthly	Zoning: R2-T
Legal Desc:	1413084	Remarks	
Pub Rmks:	Located at 110 Baysprings Terrace SW, this meticulously designed townhouse offers 1,697.9 square feet of modern living space, exuding both sophistication and comfort. The open-plan layout welcomes abundant natural light into a refined space where every detail has been thoughtfully curated. On the main level, durable vinyl flooring sets the stage for a contemporary kitchen complete with sleek quartz countertops and stainless steel appliances—ideal for inspiring culinary creations. A convenient powder bath and an adjoining mudroom that leads to a private backyard with a double car garage add both functionality and ease. Upstairs, premium carpeting flows through spacious bedrooms, complemented by elegantly tiled bathrooms and a well-appointed laundry area. With 3 generous bedrooms and 2.5 beautifully designed baths, this home effortlessly accommodates both relaxation and everyday living. An added bonus is the inclusion of window coverings—a smart feature that not only enhances privacy and comfort but also saves you money. Situated just minutes from Nose Creek School (K-4), shopping, parks, playgrounds, and scenic trails, this townhouse is perfectly positioned for families and professionals alike. Currently undergoing final touches, this gem is set to be move-in ready by the end of March, inviting you to embrace modern living at its finest.		
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



