

102 BAYSPRINGS Terrace, Airdrie T4B 4A8

MLS® #: **A2200448** Area: **Baysprings** Listing Date: **03/11/25** List Price: **\$485,000**
 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: **2,164 sqft**
 Lot Shape:

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

DOM

3
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,Front Yard,Landscaped,Lawn,Private,Street Lighting**
 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 Stove,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
 Int Feat: **Built-in Features,High Ceilings,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
Condo Fee: \$365		Title: Fee Simple Fee Freq: Monthly		Zoning: R2-T	
Legal Desc:	1413084				

Remarks

Pub Rmks:

Welcome to 102 Baysprings Terrace! This brand-new town home by Luxury Custom Builders offers a bright and open layout designed for contemporary living. As you enter, you're welcomed by stylish luxury vinyl plank flooring that extends throughout the main level. The stunning gourmet kitchen showcases a spacious quartz island and sleek stainless steel appliances, making it the heart of the home. A convenient half bath completes this floor. Upstairs, you'll find three generously sized bedrooms, each featuring a walk-in closet with custom built-ins. The primary suite comfortably fits a king-size bed and includes a luxurious 5-piece ensuite with a soaker tub and a separate walk-in shower. A dedicated upstairs laundry space adds to the home's thoughtful design. The unfinished basement comes with roughed-in plumbing, ready for future development. Outside, the west-facing backyard will be fully fenced and professionally landscaped, leading to a double detached garage. This well-maintained complex is self-managed by dedicated homeowners, keeping condo fees low while fostering a strong sense of community. Enjoy year-round outdoor activities with scenic waterfront walking paths, summer paddle-boarding, and winter skating or hockey on the Canals. Plus, the home is within walking distance of parks, playgrounds, Nose Creek School (K-4), shopping, dining, and essential services. Don't miss out on this fantastic opportunity—schedule your viewing today!

Inclusions:

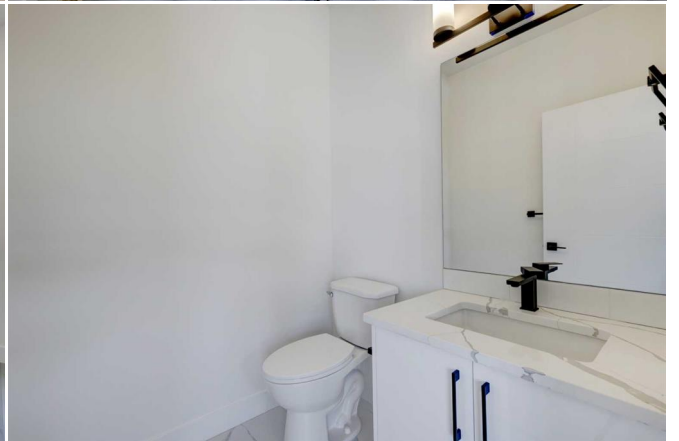
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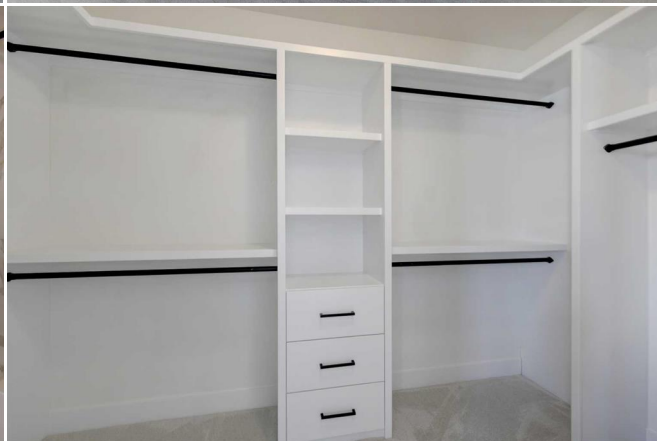
Property Listed By:

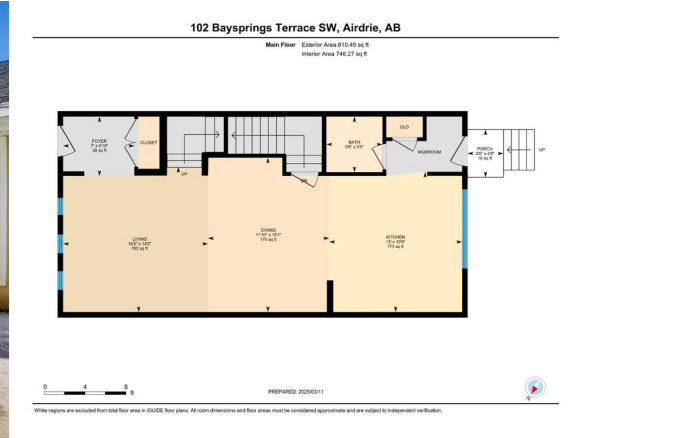
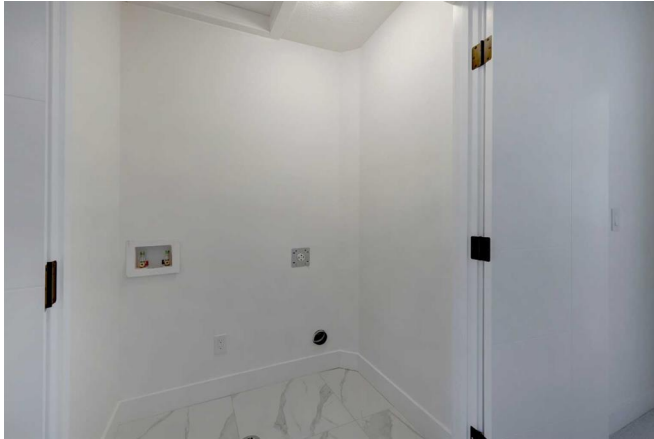
CIR Realty

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









2nd Floor Exterior Area 877.01 sq ft
Interior Area 806.78 sq ft



PREPARED: 2025-03/11

While regions are excluded from total floor area in IGUIDE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

Basement (Below Grade) Exterior Area 789.58 sq ft
Interior Area 712.62 sq ft



PREPARED: 2025/03/11

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Detached Garage Exterior Area 411.96 sq ft
Interior Area 369.28 sq ft



PREPARED: 2025-03-11

While regions are excluded from total floor area in IQUDE floor plans, #2 room dimensions and floor areas must be considered approximate and are subject to independent verification.