



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

63 Baysprings Terrace SW Airdrie, Alberta

MLS # A2226044



\$469,999

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,686 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 365
Basement:	None	LLD:	-
Exterior:	Composite Siding, Vinyl Siding, Wood Frame	Zoning:	R2-T
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Quartz Counters, Walk-In Closet(s)		

Inclusions: None

MULTIPLE UNITS AVAILABLE WITH VARIOUS LAYOUTS & FIND YOUR PERFECT MATCH! Welcome to 63 Baysprings Terrace, where modern comfort meets timeless style. These brand-new townhomes, crafted by Luxury Custom Builders, offer thoughtfully designed layouts ideal for contemporary living. Step inside to discover a bright, open-concept main floor featuring stylish luxury vinyl plank flooring that flows seamlessly throughout. At the heart of the home is a chef-inspired kitchen, complete with a spacious quartz island, sleek stainless steel appliances, and ample cabinetry—perfect for hosting or everyday family life. A convenient half bath completes this level. Upstairs, you’ll find three generously sized bedrooms, each boasting walk-in closets with custom built-ins. The primary suite comfortably fits a king-size bed and includes a luxurious 5-piece ensuite, featuring a deep soaker tub, dual sinks, and a separate walk-in shower. A full laundry area on this floor adds ease and functionality. The unfinished basement comes with roughed-in plumbing and is ready for your personal touch—ask about available development options. Outside, enjoy a professionally landscaped, west-facing backyard, fully fenced and leading to a double detached garage. This self-managed complex is well cared for by dedicated homeowners, offering low condo fees and a welcoming community atmosphere. Enjoy all-season activities with nearby waterfront walking paths, paddle-boarding, and winter skating or hockey on the Canals. Families will appreciate the walkable access to parks, playgrounds, Nose Creek School (K-4), as well as nearby shopping, dining, and essential services. Whether you're looking for a family-friendly layout or a more compact design, there's a unit to suit your needs. Don't miss out—schedule your private tour today and

explore all available floor plans!