



**GRASSROOTS**  
REALTY GROUP

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**23 Baysprings Terrace SW**  
**Airdrie, Alberta**

**MLS # A2243600**



**\$459,000**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,683 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 360
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R2-T
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** none

End Unit. 1683 Sq Ft Brand New Townhouse ready for occupancy. Kitchen separates the living room and dining room on main floor with an Open-concept layout. Sleek kitchen finishes with White Cabinets, Stainless Steel Appliances and Quartz Counters. Upstairs 3 bedrooms and small bonus room great for a home office or private play area for your kids. Upstairs Laundry. Private outdoor space, Double car detached garage. Located in the desirable Baysprings community, you'll be close to parks, schools, and various amenities. Don't miss out on this exclusive opportunity! Start your spring in a new home. Enjoy modern living in a prime location.