



**94 Baysprings Terrace SW
Airdrie, Alberta**

MLS # A2284625



\$434,900

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|------------------|--|---------------|------------------|
| Division: | Baysprings | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,685 sq.ft. | Age: | 2025 (1 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 357 |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

Located at 94 Baysprings Terrace SW, this meticulously designed townhouse offers 1,685 square feet (Builder's Measurement) 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, durable vinyl flooring 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. 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.