



**GRASSROOTS**  
REALTY GROUP

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## 35 Baysprings Terrace SW Airdrie, Alberta

**MLS # A2172840**



# \$469,000

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Baysprings             |               |                  |
| <b>Type:</b>     | Residential/Five Plus  |               |                  |
| <b>Style:</b>    | 2 Storey               |               |                  |
| <b>Size:</b>     | 1,553 sq.ft.           | <b>Age:</b>   | 2024 (1 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Detached |               |                  |
| <b>Lot Size:</b> | -                      |               |                  |
| <b>Lot Feat:</b> | Back Yard              |               |                  |

|                    |                                 |                   |        |
|--------------------|---------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air, Natural Gas         | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | \$ 360 |
| <b>Basement:</b>   | Full, Unfinished                | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Mixed, Vinyl Siding, Wood Frame | <b>Zoning:</b>    | R2-T   |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | No Animal Home, No Smoking Home |                   |        |

**Inclusions:** None

1600 Sq Ft Townhouse in Baysprings SW with anticipation it will be finished by the end of July. Kitchen is at the back. Start your spring in a new home Enjoy modern living in a prime location with construction almost completed. This home features: Open-concept layout, Sleek kitchen finishes, Private outdoor space, Double car detached garage. Located in the desirable Baysprings community, you'll be close to parks, schools, and various amenities. The area size was calculated by applying the RMS to the blueprints provided by the builder, with Professional RMS measurements available upon completion before the occupancy permit is issued. Other units are available too . Don't miss out on this exclusive opportunity! Commissions are paid on pre-GST Sale Price