



GRASSROOTS
REALTY GROUP

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

43 Baysprings Terrace SW
Airdrie, Alberta

MLS # A2201863



\$469,900

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|------------------|--|---------------|------------------|
| Division: | Baysprings | | |
| Type: | Residential/Five Plus | | |
| Style: | 2 Storey | | |
| Size: | 1,680 sq.ft. | Age: | 2023 (2 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Covered, Double Garage Detached, Garage Door Opener, Garage Faces Rear | | |
| Lot Size: | 0.06 Acre | | |
| Lot Feat: | Rectangular Lot | | |

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|--------------------|-----------------------------|-------------------|--------|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 360 |
| Basement: | Full, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R2-T |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Bathroom Rough-in, High Ceilings, Kitchen Island, Low Flow Plumbing Fixtures, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows

Inclusions: -

Welcome to this exquisite two-story townhome, perfectly situated in the desirable community of Baysprings, SW Airdrie. This property boasts high-end finishes and modern design throughout, offering an exceptional living experience. The main level welcomes you with a bright and airy living area, accentuated by large windows that fill the space with natural light. The modern kitchen is a chef's dream, featuring an expansive island with stunning quartz countertops, ample storage, and sleek cabinetry. Adjacent to the kitchen, the dining area provides a perfect space for family meals or entertaining guests. A convenient 2-piece bathroom completes this level. Ascend to the top floor, where you'll find the luxurious master bedroom, complete with an ensuite washroom and a spacious walk-in closet. Enjoy cozy movie nights in the bonus room, ideal for family gatherings. Two additional decent-sized bedrooms provide ample space for family or guests, accompanied by a shared bathroom and a dedicated laundry room for your convenience. The undeveloped basement is waiting for your new idea for future development. Multiple units are available for investors/ CHMC multi unit rental program. This property includes a double detached garage, offering plenty of space for vehicles and additional storage. Don't miss the opportunity to own this beautiful townhome in Baysprings. Contact us today to schedule a viewing and experience this stunning property for yourself!