

### 47 Baysprings Terrace SW Airdrie, Alberta

MLS # A2237382



## \$468,900

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,697 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Private, Street Lighting		

**Heating:** Forced Air

**Floors:** Carpet, Tile, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Full, Unfinished

**Exterior:** Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Walk-In Closet(s)

**Water:** -

**Sewer:** -

**Condo Fee:** \$ 365

**LLD:** -

**Zoning:** R2-T

**Utilities:** -

**Inclusions:** N/A

Located at 47 Baysprings Terrace SW, this meticulously designed townhouse offers 1,697.9 square feet (Unit under construction, waiting for accurate measurements of house and rooms. Estimated completion August 2025. Interior pictures are of unit 102) 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, premium carpeting 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. An added bonus is the inclusion of window coverings—a smart feature that not only enhances privacy and comfort but also saves you money. 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.