



GRASSROOTS
REALTY GROUP

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**1113, 2461 Baysprings Link SW
Airdrie, Alberta**

MLS # A2215659



\$332,000

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	879 sq.ft.	Age:	2016 (9 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Interior Lot, Landscaped		

Heating:	Boiler	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 355
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Murphy bed in spare room, glass kitchen table, 4 chairs and matching barstools

Welcome to this immaculately maintained 2-bedroom, 2-bathroom corner unit, where modern elegance meets everyday comfort. Thoughtfully designed with numerous upgrades, including beautiful vinyl plank flooring and sophisticated lighting, this home offers both style and functionality. The open-concept layout ensures seamless flow between the spacious living room, dining area, and kitchen—ideal for both daily living and entertaining. The kitchen features sleek stainless-steel appliances, quartz countertops, a corner pantry, and ample cabinetry, catering to all your culinary needs. Relax in the expansive primary bedroom, complete with a large walk-in closet and a luxurious 3-piece ensuite bathroom. The second bedroom is generously sized and features a custom-built Murphy bed with an integrated desk, making it a versatile office space that easily converts to a guest bedroom. Conveniently located next to a 4-piece bathroom, it’s perfect for hosting visitors. Additional highlights include an in-suite storage room, stylish window coverings, and a stacked washer and dryer—along with the included kitchen table and chairs for added convenience. Step outside onto the large corner front porch, where there’s ample space for outdoor furniture—perfect for morning coffee or relaxing in the fresh air. Plus, enjoy the ease of an assigned parking spot right out front! This move-in-ready home offers sophisticated living with practicality—don’t miss your chance to own this stunning unit. Schedule your private showing today!