

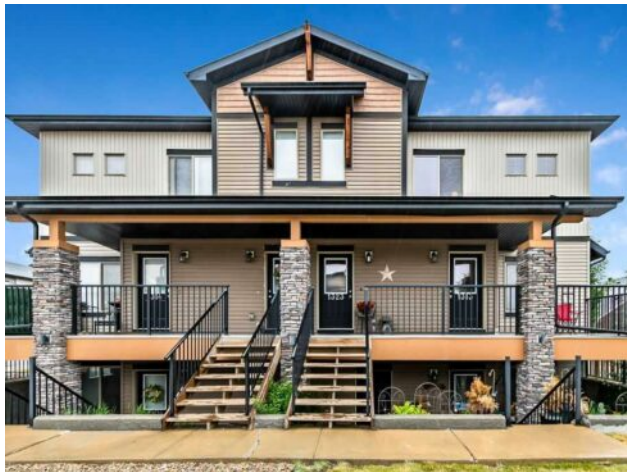


**GRASSROOTS**  
REALTY GROUP

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**1323, 2461 Baysprings Link SW  
Airdrie, Alberta**

**MLS # A2233024**



**\$347,500**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	926 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall, Titled		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Landscaped, Street Lighting		

<b>Heating:</b>	Boiler	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 383
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
<b>Inclusions:</b>	n/a		

Welcome to this highly sought-after, beautifully appointed, 2-bedroom, 2-bathroom corner unit that perfectly blends modern elegance with everyday comfort. Ideally located and immaculately maintained, it feels open and spacious with soaring vaulted ceilings, yet remains warm and welcoming! The open-concept design flows seamlessly from the generous living area to the dining room and kitchen, making it ideal for both daily living and entertaining. The stylish kitchen features quartz countertops, a large island, corner pantry and ample cabinetry to meet all your culinary needs. Both the primary and secondary bedrooms feature elegant tray ceilings, adding a refined architectural touch. The primary suite includes a spacious walk-in closet and a luxurious 3-piece ensuite, while the second bedroom sits beside a 4-piece bathroom. Additional highlights include in-suite laundry, a spacious balcony, a covered porch and a separate entrance area with roomy coat closet! Condo fees are affordable and INCLUDE heat, gas and water &ndash; and the unit comes with TWO parking stalls; one titled and one assigned! Located in the sought-after Baysprings community, where scenic canal pathways, parks, schools and playgrounds are moments away and you’re spoiled for choice with nearby amenities including shopping, restaurants, salons, medical offices and the premier Genesis Place fitness facility just a short drive away. Offering the perfect blend of value, style, low-maintenance living and community convenience, this property is ideal for first-time buyers, downsizers and investors alike! Don’t just find a home - find your fresh start toward a more balanced, fulfilling lifestyle. Book your private showing and come Buy your future home!

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