



GRASSROOTS
REALTY GROUP

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**901, 2461 Baysprings Link SW
Airdrie, Alberta**

MLS # A2240005



\$405,000

Division:	Baysprings		
Type:	Residential/Triplex		
Style:	3 (or more) Storey		
Size:	1,113 sq.ft.	Age:	2018 (7 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Oversized, Single Garage Attached, Tandem		
Lot Size:	0.03 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 269
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s)

Inclusions: Desk on main floor, grey shelving units in garage, built in work bench in garage

Welcome to Latitude at Bayside—a beautifully upgraded end-unit townhouse nestled in one of the area's most desirable communities. Immaculately maintained and thoughtfully enhanced, this home stands out from the rest with upgrades rarely seen elsewhere in the complex. Step inside to discover a bright, open-concept main level. The kitchen is both spacious and stylish, featuring a convenient eating bar and a custom built-in pantry that offers ample storage without sacrificing design. The adjoining dining area easily accommodates gatherings, and the living room comfortably fits a large sofa or sectional. A clever corner niche has been transformed into a cozy home office, and yes—the desk is included. Just off the kitchen, you'll find a chic powder room and access to a rear deck complete with built-in bench seating, shelving, and coat hooks. Throughout this level, beautiful feature walls and eye-catching designer accents add an extra layer of personality and warmth. Upstairs, the dual primary suite layout provides a private retreat for each bedroom, both with walk-in closets and ensuite bathrooms. The upper floor also includes a well-placed laundry area and a spacious linen closet, making everyday living a breeze. Downstairs, the oversized tandem single garage offers impressive versatility. It includes a built-in workbench, shelving, and two large storage cabinets that stay with the home. The rear portion of the garage is currently set up as a home gym but could easily be used for bikes, motorbikes, or additional storage. This pet-friendly community is quiet, well-managed, and features low condo fees along with plenty of visitor parking. You're close to schools, parks, walking paths, and everyday amenities, making it an ideal choice for first-time buyers, those looking to downsize, or investors seeking a turnkey property. Ready to experience it

for yourself? Schedule your private showing today—you won’t be disappointed.