

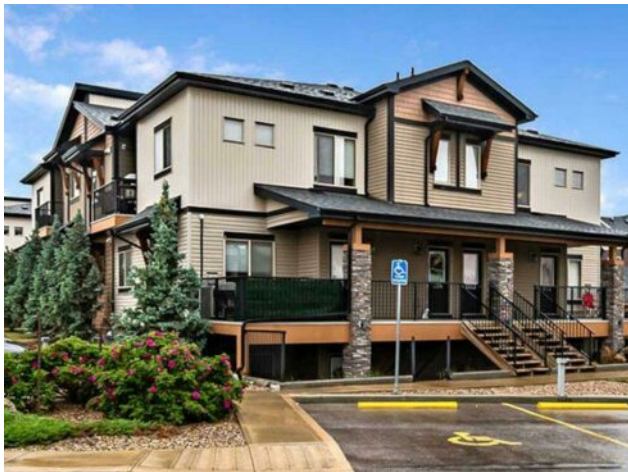


GRASSROOTS
REALTY GROUP

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

MLS # A2252982



\$334,900

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

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

Welcome to this beautifully appointed desirable corner unit that perfectly balances style and comfort. The open-plan layout flows effortlessly from room to room, with vaulted ceilings adding light and a sense of space, while still feeling warm and inviting. The kitchen is both stylish and practical, featuring quartz countertops, a large island, corner pantry, and generous cabinetry - a natural hub for cooking, gathering, and everyday living. Both bedrooms showcase elegant tray ceilings for a refined architectural touch. The primary suite includes a walk-in closet and private 3-pc ensuite, while the second bedroom sits beside a full 4-pc bath - ideal for guests or family. You'll also appreciate the fresh new carpets, in-suite laundry, extra storage, a spacious balcony, and a separate welcoming entrance area with roomy coat closet. With TWO parking stalls (one titled, one assigned) and AFFORDABLE condo fees that INCLUDE heat, gas and water, add convenience and outstanding value. Set in the sought-after Baysprings community, you'll enjoy close access to parks, pathways, schools, shops, and everyday amenities. With its blend of style, function low-maintenance living and community convenience, this home is ideal for first-time buyers, downsizers, or investors. Move-in ready and easy to love - all it needs is you!