



**GRASSROOTS**  
REALTY GROUP

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**1114, 2461 Baysprings Link SW  
Airdrie, Alberta**

**MLS # A2254071**



**\$334,700**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse		
<b>Size:</b>	887 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Asphalt, Front Drive, Guest, Off Street, Outside, Owned, P		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	City Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 380
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Separate Entrance, Stone Counters		

**Inclusions:** TV wall mount in master bedroom, Window Blinds

**\*\*FABULOUS FALL FIND IN BAYSPRINGS!\*\*** Rolling into this SOUGHT-AFTER SW Airdrie community, you feel the CALM. The QUIET, MODERN complex welcomes you home&mdash;& then you see it: a PICTURE-PERFECT front veranda, COZY & SERENE. You step inside & instantly feel the difference&mdash;PEACEFUL ELEGANCE, NATURAL LIGHT, & THOUGHTFUL design greet you at every turn. The BRIGHT, STYLISH kitchen is ready for your signature meals, while the adjacent dining area invites LAUGHTER, STORIES, & CONNECTION. The open-concept layout makes entertaining EFFORTLESS & evenings at home feel like a treat. After a long day, your private master retreat awaits&mdash;QUIET, COMFORTABLE, & full of CALM. TWO DEDICATED parking stalls mean no juggling cars, & your new neighbourhood brings a perfect blend of STYLE, CONVENIENCE, AND COMMUNITY. Just \$16,735 down & \$1,684.34/month O.A.C. could make this your forever home. Book your private tour today & FALL IN LOVE before someone else does!