



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**1511, 2461 Baysprings Link SW  
Airdrie, Alberta**

**MLS # A2259050**



**\$324,999**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	882 sq.ft.	<b>Age:</b>	2016 (9 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Other		

<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>	\$ 380
<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, No Animal Home		

<b>Inclusions:</b>	N/A
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Welcome to this modern and spacious 2-bedroom corner unit offering 882 sq. ft. of bright, open-concept living space, complete with air conditioning and two assigned parking stalls. With 9' ceilings and large windows throughout, this home is filled with natural light and designed for both comfort and functionality. The contemporary kitchen features a large island, stainless steel appliances, quartz countertops, and a pantry with abundant shelving &mdash; perfect for cooking and entertaining. The primary bedroom is generously sized, offering a walk-through 3-piece ensuite and a large walk-in closet. The second bedroom comfortably fits a queen bed or works perfectly as a home office, with a bright window providing great natural light. The main bathroom is well appointed and provides excellent storage. Additional highlights include recently upgraded in-suite laundry and central air conditioning for year-round comfort. Step outside to your private, spacious deck &mdash; ideal for a BBQ and patio seating to enjoy the outdoors from the comfort of home. The well-managed complex features beautifully maintained green spaces and easy access to the local pathway system, Yankee Valley Boulevard, and 24 Street. Low condo fees include heat, water/sewer, insurance, and contributions to the reserve fund. Tenants are interested in staying, making this an ideal investment property or a perfect place to call home.