

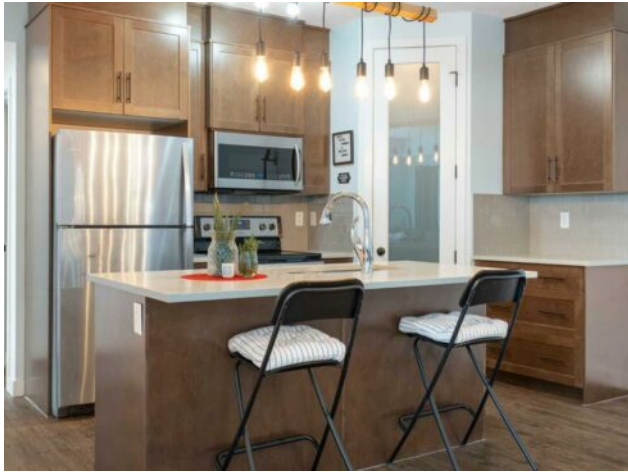


GRASSROOTS
REALTY GROUP

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**1104, 2461 Baysprings Link SW
Airdrie, Alberta**

MLS # A2276968



\$275,000

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	876 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Stall		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Central, Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 374
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to this bright and inviting home in the desirable community of Baysprings. Natural light fills the open-concept layout, highlighted by durable vinyl plank flooring and a comfortable flow throughout. The spacious living room is perfect for relaxing, while the open dining area is ideal for gatherings with family and friends. The modern kitchen features quartz countertops, a large island, and ample cabinet space, offering both style and functionality. The primary bedroom includes a walk-in closet and a private 3-piece ensuite, while the second bedroom is perfect for guests, a home office, or flexible use. A covered patio extends the living space outdoors, providing a great spot to unwind. Located close to walking paths, parks, and local amenities, this home combines modern comfort with everyday convenience — an excellent opportunity in Baysprings. Low condo fees include heat, water/sewer, insurance, and contributions to the reserve fund.