



**1223, 2461 Baysprings Link SW  
Airdrie, Alberta**

**MLS # A2300071**



**\$314,900**

<b>Division:</b>	Baysprings		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	920 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Assigned, Stall		
<b>Lot Size:</b>	0.02 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 387
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	NONE		

TOP FLOOR CORNER UNIT | | HIGH CEILINGS | OPEN PLAN | PRIVATE DECK! These are ALL AMAZING FEATURES of this beautifully appointed townhouse in Meridian 114! This well maintained townhouse offers an OPEN FLOOR PLAN featuring a large KITCHEN WITH ISLAND AND SEATING BAR, ample counter space with gleaming QUARTZ COUNTERS! Enjoy STAINLESS STEEL APPLIANCES and gorgeous tile back splash lending to a clean modern palette. The SPACIOUS DINING ROOM comfortably accommodates a good sized table for family dinners and the Great Room is a perfect size allowing for larger furniture as a fantastic space to entertain! This townhouse features 2 LARGE BEDROOMS - the PRIMARY BEDROOM is your private oasis with a 3 PIECE ENSUITE with QUARTZ COUNTERS, LARGE SHOWER and large WALK-IN CLOSET! The 2nd bedroom also has a large closet for your younger fashionista with a 2ND FOUR PIECE BATH steps down the hall also featuring quartz counter, shower and tub to wind the day away! Convenience is key with this well thought out floor plan with a stacked LAUNDRY CLOSET in the hall and STORAGE is a breeze when it's discretely tucked away with it's own door to keep things out of plain view. LUXURY VINYL PLANK FLOORING throughout is easy to maintain and is extremely pet friendly. LARGE WINDOWS allow for natural sunlight all day long for a bright and inviting vibe! This townhouse is located in the most perfect spot with a PARK | GREENSPACE just 10 steps from your front door and your ASSIGNED PARKING SPOT is right beside your townhouse with your vehicle viewable from your dining room and deck! You couldn't ask for more...low condo fees, excellent location on the TOP FLOOR lends to tons of privacy. Surrounded by tons of amenities, schools, green

space, bike paths and access to major routes and Deerfoot Trail in just a few minutes. Pets are welcome with Board Approval! COME SEE.....