



GRASSROOTS
REALTY GROUP

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305, 2461 Baysprings Link SW
Airdrie, Alberta

MLS # A2311049



\$374,900

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,165 sq.ft.	Age:	2017 (9 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.02 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions:	NA
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STYLISH…MODERN…LOW MAINTENANCE…and ATTACHED GARAGE (with a walkout like backdoor leading to the quiet greenspace behind)! Welcome to this beautifully appointed 3-storey townhome in the much sought after Latitude 51. Not many of these come to the market! Great curb appeal greets you as you arrive home. Bold yet warm and inviting. Step inside and up to the wide open main floor which does NOT disappoint. The living area is WARM and inviting…picture a big sectional you can just sink into…where you relax before whipping up your next culinary delight. The living area flows seamlessly right into your CHEF'S KITCHEN. Speaking of which…QUARTZ countertops…stainless appliances…patterned tile backsplash…pendant lighting that makes the whole space POP…and a breakfast bar perfect for morning coffee with your favourite human (or non human). The balcony off the main floor overlooking that greenspace is ready for BBQ season…glass railings…wooden privacy screens between units…because your evenings are YOURS. Upstairs you find TWO PRIMARY SUITES each with their own 4 piece ensuite and WALK IN closets. Then add UPPER FLOOR LAUNDRY...hallelujah! There is also a half bath on the main floor for guests! The lower level entry off the garage gives you great flex space…and a walkout-like feature where you can gain direct access to the park behind. PLUS a pantry with loads of shelving for all the Costco runs. Come see this one!