



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**804, 2461 Baysprings Link SW
Airdrie, Alberta**

MLS # A2318884



\$350,000

Division:	Baysprings		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,148 sq.ft.	Age:	2018 (8 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Heated Garage, Single Garage Attached, Workshop in Garage		
Lot Size:	0.03 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 286
Basement:	None	LLD:	-
Exterior:	Stucco, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: TV bracket in living room and bedroom, shelf in laundry closet, storage unit in primary closet, floating shelf above bed in both bedrooms, shelves in garage, garage heater

Welcome to #804, 2461 Baysprings Link SW! This beautifully maintained townhouse offers over 1,300 sq. ft. of thoughtfully designed living space, a single attached garage with a versatile tandem area, low condo fees, and a fantastic location within a well-managed complex. The bright and open main floor is filled with natural light and features hardwood flooring, quartz countertops, and a stylish kitchen with ample cabinetry, generous prep space, and an island perfect for casual dining or entertaining. The adjoining dining and living areas create a comfortable and inviting space for everyday living, while the rear deck provides a great spot to enjoy your morning coffee or unwind at the end of the day. Upstairs, you'll find a highly sought-after layout featuring two spacious primary bedrooms, each complete with its own walk-in closet and private 4-piece ensuite bathroom. Upper-floor laundry adds convenience and makes day-to-day living effortless. The entry level offers additional flexibility with an oversized attached garage and tandem space that is ideal for a workshop, home gym, hobby area, motorcycle storage, or extra storage space. Central air conditioning keeps the home comfortable all summer long. This well-managed complex offers plenty of visitor parking and low condo fees, making ownership both convenient and affordable. Whether you're a first-time buyer, investor, downsizer, or professional looking for a lock-and-leave lifestyle, this home checks all the boxes. Don't miss your opportunity to own this move-in ready townhouse in the growing community of Baysprings.