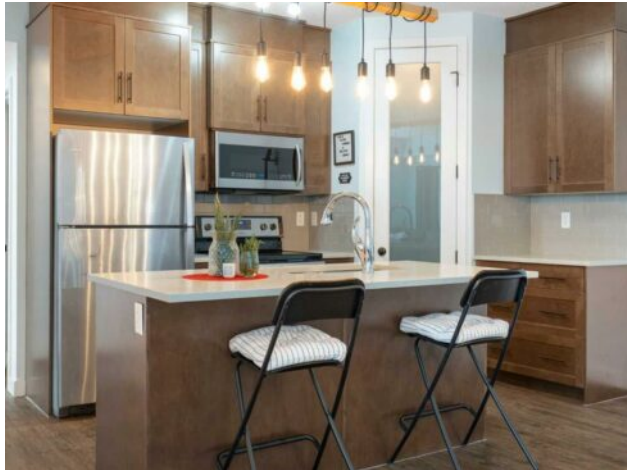


**1104, 2461 Baysprings Link SW  
 Airdrie, Alberta**

**MLS # A2276968**



**\$275,000**

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

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 374
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R4
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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 &mdash; an excellent opportunity in Baysprings. Low condo fees include heat, water/sewer, insurance, and contributions to the reserve fund.