

1324, 2461 Baysprings Link SW
Airdrie, Alberta

MLS # A2337013



\$289,900

Division:	Baysprings		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	953 sq.ft.	Age:	2016 (10 yrs old)
Beds:	2	Baths:	2
Garage:	Assigned, Stall, Titled		
Lot Size:	0.02 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 415
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R4
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to this bright 2-bedroom, 2-bathroom top-floor corner home in Baysprings, where vaulted ceilings, a west-facing patio, exceptional storage and a smart, functional layout make condo living feel anything but cramped. Upstairs, the open main living space is filled with natural light, with vaulted ceilings creating an airy sense of space. The kitchen is well equipped with quartz countertops, plenty of cabinetry and a large walk-in pantry, while the adjoining dining and living areas open directly onto the west-facing patio, an ideal spot to enjoy the afternoon and evening sun. The layout offers two generously sized bedrooms and two full bathrooms, providing plenty of flexibility for guests, a roommate or a dedicated home office. In-suite stacked laundry keeps day-to-day living convenient, while a large storage room just off the living area gives you valuable space for seasonal gear, sporting equipment and everything you’d rather keep tucked away. There’s also a large closet on the entry level for coats, shoes and everyday essentials. And then there’s a feature that’s harder to find in this complex: TWO PARKING STALLS. For a two-vehicle household, that means no relying on street parking, and with parking close to your front entry, unloading groceries couldn’t be easier. There’s also plenty of visitor parking when friends and family stop by. Add in LOW CONDO FEES and an easy lock-and-leave lifestyle, and you have low-maintenance living without giving up the storage, parking or functionality that can be difficult to find in a condo. Chinook Winds Regional Park, shopping, groceries, restaurants and everyday services are just minutes away, with YYC International Airport approximately 20 minutes from home. Easy to live in, easy to leave when adventure calls, and packed with the practical features that

make a real difference day to day.