



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2461 BAYSPRINGS Link #1121, Airdrie T4B 4C6**

MLS® #: **A2162419**      Area: **Baysprings**      Listing Date: **09/06/24**      List Price: **\$340,000**  
 Status: **Pending**      County: **Airdrie**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Airdrie**  
 Year Built: **2016**  
Lot Information  
 Lot Sz Ar: **937 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **908**  
 Low Sqft:  
 Ttl Sqft: **908**

DOM

**12**  
Layout  
 Beds: **2 (2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Stacked Townhouse**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air, Natural Gas**  
 Sewer:  
 Ext Feat: **Balcony**  
 Construction: **Stone, Vinyl Siding, Wood Frame**  
 Flooring: **Carpet, Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**  
 Int Feat: **Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`1"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`1"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`9" x 8`3"</b>	<b>4pc Bathroom</b>	<b>Main</b>	
<b>3pc Ensuite bath</b>	<b>Main</b>		<b>Dining Room</b>	<b>Main</b>	<b>6`2" x 10`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`5" x 11`8"</b>	<b>Storage</b>	<b>Main</b>	<b>7`3" x 3`7"</b>

Legal/Tax/Financial

Condo Fee:      Title:      Zoning:

**\$383**

**Fee Simple**

**R4**

Fee Freq:  
**Monthly**

Legal Desc: **1711962**

Remarks

Pub Rmks: **Welcome to this beautiful upper level townhome in the desirable community of Baysprings. This 2 bed 2 bath home is the perfect fit for a first time home buyer, young family, or investor. The light warm tones give the home a spacious and inviting feel. The modern kitchen is spacious and the quartz island allows for plenty of prep space. A large corner pantry also provides great storage. The 2 bedrooms are both well sized and the primary bedroom has a walk in closet and ensuite bathroom. Its one of the few homes in the complex that has a bonus storage room in the front. It has been converted into the perfect gaming space. There are 2 parking stalls and the complex provides plenty of visitor parking. The community of Baysprings has great walking paths down to the creek. It is also close to schools, shopping and has quick access to the city for those who commute.**

Inclusions: **N/A**  
Property Listed By: **RE/MAX ACA Realty**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**





