



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2461 BAYSPRINGS Link #1522, Airdrie T4B4C6**

MLS® #: **A2177325**

Area: **Baysprings**

Listing Date: **11/04/24**

List Price: **\$332,500**

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

Finished Floor Area

Lot Sz Ar:

**937 sqft**

Lot Shape:

Abv Sqft:

**936**

Low Sqft:

Ttl Sqft:

**936**

DOM

**17**

Layout

Beds:

**2 (2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Street Lighting**

**Assigned, Plug-In, Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Courtyard, Lighting**

Construction:

**Vinyl Siding, Wood Frame**

Flooring:

**Carpet, Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner, Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings**

Int Feat:

**Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`0" x 11`5"</b>	<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>9`9" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`8" x 9`7"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`3" x 10`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 11`3"</b>	<b>Laundry</b>	<b>Main</b>	<b>3`0" x 3`11"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`9" x 10`1"</b>	<b>3pc Ensuite bath</b>	<b>Main</b>	<b>6`8" x 10`3"</b>
<b>Walk-In Closet</b>	<b>Main</b>	<b>6`8" x 4`3"</b>	<b>Entrance</b>	<b>Lower</b>	<b>4`11" x 5`8"</b>

Legal/Tax/Financial

Condo Fee:  
**\$383**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R4**

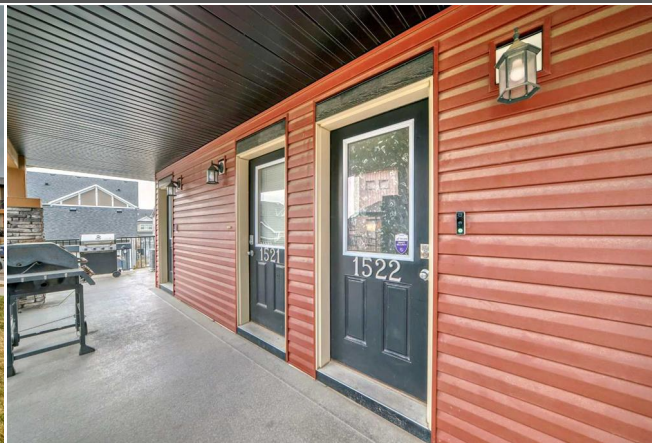
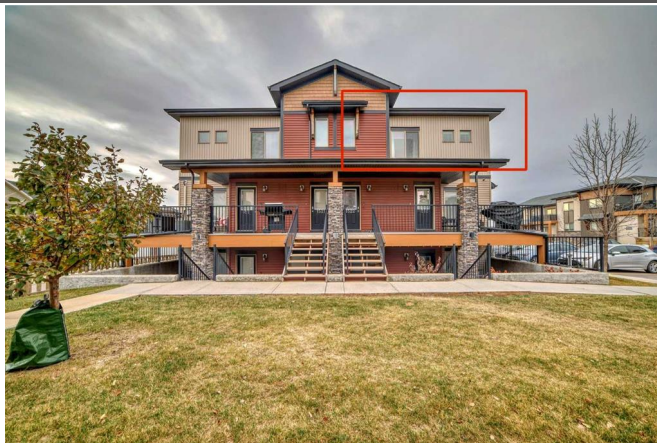
Legal Desc: **1611856**

Remarks

Pub Rmks: **This TOP FLOOR, 2 Bedroom and 2 Bathroom, with central AIR CONDITIONING condo is the one you have been waiting for. 2 parking stalls included - one assigned and one titled. This modern and bright OPEN CONCEPT unit feels like home the moment you step in. With beautiful Vinyl flooring , stunning white GRANITE , a large island and corner PANTRY, this kitchen is not only pretty it is functional! The Living room is very spacious and full of natural light. The dining room easily fits a dining table with access to you west facing balcony that over looks the Gazebo and common geen space. The layout of the bedroom in this unit is ideal, providing privacy and seperation. There is a 4 piece main bathroom with extra storage space and stacked laundry with new Wash and Dryer (4 months old). The Primary room features a 3 piece ensuite with walk in shower and a walk in closet, your very own oasis tucked away! Plus all utilities included in the condo fees except electricity and cable/internet. This is a fantastic condo in an amazing location that you will want to see for yourself!**

Inclusions: **N/A**  
Property Listed By: **RE/MAX Rocky View Real Estate**

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













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