



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**2461 BAYSPRINGS Link #1602, Airdrie T4B 4C6**

MLS®#: **A2183511**

Area: **Baysprings**

Listing Date: **12/14/24**

List Price: **\$359,500**

Status: **Pending**

County: **Airdrie**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Airdrie**  
Year Built: **2016**

Finished Floor Area  
Abv Sqft: **989**  
Low Sqft:  
Ttl Sqft: **989**

DOM

**7**  
Layout  
Beds: **2 (2 )**  
Baths: **2.5 (2 1)**  
Style: **3 Storey**

Lot Information

Lot Sz Ar: **1,123 sqft**  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Rectangular Lot**  
Park Feat: **Off Street,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Courtyard**

Construction: **Stone,Stucco,Vinyl Siding,Wood Frame,Wood Siding**  
Flooring: **Carpet,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Breakfast Bar,No Animal Home,No Smoking Home,Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`7" x 11`0"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`5" x 9`9"</b>
<b>4pc Ensuite bath</b>	<b>Second</b>	<b>8`7" x 4`9"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`9" x 4`9"</b>
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`2" x 2`7"</b>	<b>Dining Room</b>	<b>Main</b>	<b>15`2" x 6`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>12`2" x 10`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>13`4" x 11`7"</b>

Condo Fee:  
**\$269**

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

Zoning:  
**R4**

Legal Desc: **1610086**

Remarks

Pub Rmks: **For those seeking effortless access to the mountains, this charming Baysprings home may be the perfect match. Nestled quietly at the heart of the complex, the upper floor features two spacious master suites, each with its own ensuite and walk-in closet. Between the bedrooms, you'll find the convenience of a thoughtfully placed laundry closet in the hallway. The main floor presents a stunning open-concept design, complemented by elegant hardwood flooring throughout. The contemporary kitchen, with its gleaming quartz countertops and breakfast bar, seamlessly flows into a generous dining area and a bright, inviting living room. A cozy computer nook provides an ideal space for work or relaxation. A well-positioned 2-piece powder room is conveniently located near the kitchen, leading to a balcony that overlooks the serene shared courtyard. A standout feature of this home is the electric window covering in the living room and bedroom, which will be included with the property. The entry level greets you with a welcoming foyer and carpeted stairs leading to the main floor. The insulated and drywalled single attached garage offers additional storage space, with a door leading to an outdoor patio that overlooks the courtyard. With ample parking available for two vehicles in the front driveway, this home truly has it all.**

Inclusions: **N/A**  
Property Listed By: **Real Broker**

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









