

2461 Baysprings Link SW # 604 Airdrie, AB T4B4C6

**Residential
Incomplete
Banner:**

A2137140

Stunning 3-Storey Townhome in Baysprings!

**DOM: 0
CDOM:**

**LP: \$375,000.00
OP:**



Class:	Row/Townhouse	City:	Airdrie
County:	Airdrie	Subdivision:	Baysprings
Type:	Five Plus	Ttl Beds:	2
Levels:	Three Or More	F/H Bth:	2/1
Year Built:	2017	RMS SQFT:	1,136.00
LINC#:	0037020609	LP/SF:	\$330.11
Arch Style:	3 Storey	Suite:	No
Possession:	Negotiable	Lot Size:	1180 SqFt
Lot Dim:		Lot:	Condo: Yes
Legal Pln:	1610086	Blk:	36
Zoning:	R4	Tax Amt/Yr:	\$1,969.00/2023
Title to Lnd:	Fee Simple	Loc Imp Amt:	
Disclosures:	No Disclosure	Front Exp:	E
Restrict:	Pet Restrictions or Board approval Required		

Public Remarks: Welcome to Baysprings, a vibrant community where modern living meets natural beauty. Whether you're a first-time homebuyer or looking to downsize, this stunning 3-storey townhome offers everything you need and more. Imagine coming home to breathtaking sunset views over the open prairie, right from your sunny west deck. This townhome is designed to make every moment special. Step inside and be greeted by a modern kitchen, complete with sleek quartz countertops and stainless-steel appliances. The eat-up island is perfect for quick meals or entertaining guests. The open-concept living and dining areas provide a large and versatile space, ideal for relaxation and social gatherings. Upstairs, you'll find two generous-sized primary bedrooms, each with its own luxurious 4-piece ensuite. Convenience is key, with a laundry room located on the top floor. An oversized attached single garage offers ample space for your vehicle and storage needs. Living in Baysprings means access to a rich array of amenities, including scenic walking paths, nearby shopping, and top-rated schools. Enjoy quick access to Calgary via backroads, avoiding traffic congestion. Don't miss the opportunity to make this beautiful townhome your own. Perfect for first-time buyers or those looking to downsize, it offers comfort, convenience, and stunning views. Contact us today to schedule a viewing and start your new chapter. Your new home awaits!

Directions:

Rooms & Measurements

Baths:	2P	3P	4P	5P	6P	Bed Abv: 2	Main: 50.45	Mtr2	543.00	SqFt
EnSt Bth:	1	0	0	0	0	Rms Abv: 7	Upper: 51.19	Mtr2	551.00	SqFt
	0	0	2	0	0		Total AG: 105.54	Mtr2	1,136.00	SqFt

Garage Dims (L x W): 30`0" x 11`6"

Property Information

Basement:	None	Lndry Feat:	Laundry Room, Upper Level
Heating:	High Efficiency, Natural Gas	Cooling:	Central Air
Construction:	Vinyl Siding	Fireplaces:	0
Foundation:	Poured Concrete	Flooring:	Carpet, Laminate, Tile
Exterior Feat:	Private Entrance	Fencing:	Partial
Roof Type:	Asphalt	Balcony:	Deck
Reports:	RMS Supplements		
Parking:	Concrete Driveway, Oversized, Single Garage Attached	Total:	2
Features:	Breakfast Bar, Closet Organizers, Crown Molding, High Ceilings, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Comm Feature:	Park, Playground, Shopping Nearby, Sidewalks, Street Lights		
Lot Features:	No Neighbours Behind, Landscaped		
Goods Include:	N/A		
Appliances:	Dishwasher, Dryer, Electric Cooktop, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings		
Other Equip:	None		
Goods Exclude:	N/A		


Condo Information

Condo Name:	Z-name Not Listed	Condo Fee:	\$268.96/Monthly
Condo Type:	Conventional	HOA:	
Mgmt Co/Ph:	5873561622	Floor #:	1
Prk Plan Type:	Attached Garage	# Elevators:	
Legal Desc:	1610086/1610086/36	Total Floors:	
Legal Park:		Common Walls:	2+ Common Walls
Legal Stor:		Unit Exposure:	E
# of Units:		Unit Factor:	81
Fee Includes:	Common Area Maintenance, Insurance, Maintenance Grounds, Professional Management, Reserve Fund Contributions, Snow Removal, Trash	Prk Unit Factor:	
Assoc Amen:	None		
Pets Allowed:	Restrictions, Yes		

Rooms Information

Type	Level	Dimensions	Type	Level	Dimensions
Foyer	Main	6`4" x 4`9"	Kitchen	2nd	11`11" x 10`0"
Dining	2nd	6`8" x 10`5"	Living	2nd	13`9" x 11`6"
Mud Rm	2nd	9`8" x 4`9"	Other	2nd	15`5" x 5`8"
Frn/Util	Main	8`1" x 20`4"	Laundry	3rd	4`11" x 3`3"
Primary Bed	3rd	11`9" x 10`11"	Primary Bed	3rd	11`6" x 9`11"
2pc Bathroom	2nd	6`3" x 2`8"	4pc Ensuite bath	3rd	8`6" x 4`11"
4pc Ensuite bath	3rd	7`10" x 4`11"			

Agent & Office Information

List REALTOR®:	Mike Abou Daher  team@mikeaboudaher.com	Phone:	403-809-9386
List Firm:	Real Broker	Phone:	855-623-6900
Firm Address:	#700, 1816 CROWCHILD TRAIL NW, CALGARY, T2M3Y7	Firm Fax:	
Appt:	ShowingTime	List Date:	05/31/2024
Showing Contact:	Mike Abou Daher 403-809-9386	Expiry Dt:	09/30/2024
Comm:	3% on the first 100k, 1.5% on the balance	With Dt:	
LB Type/Info:	SentriLock/At the front	Dower Rt:	Yes
Owner Name:	Henatyzen	Ownership:	Private
Occupancy:	Owner	Exclusion:	No
Member Rmks:	All Offers or Questions please contact Mike Abou Daher at (403) 809-9386 or team@mikeaboudaher.com		

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