



GRASSROOTS
REALTY GROUP

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2322 Bayside Circle SW
Airdrie, Alberta

MLS # A2277048



\$675,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,235 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: NA

OPEN HOUSE SAT JAN 17 & SUN JAN 18, 1–3 PM An exceptional opportunity to live on one of the most coveted streets in Bayside, Airdrie's premier canal community. This beautifully maintained 2,235 sq ft detached two-storey offers outstanding curb appeal with stone accents, cedar-shingle detailing, a classic covered front porch, exterior smart lighting and a long driveway leading to the extra-wide, double attached garage. Step inside to a grand vaulted foyer with transom windows, a winding staircase with wrought-iron spindles, and a statement chandelier that creates an impressive first impression. A convenient main-floor office with French doors provides a perfect workspace or an easy option for a main-floor bedroom. The open-concept living area is warm and elegant, featuring a massive formal dining space that leads to the outdoor living area and a vaulted-ceiling living room centered around a gas fireplace flanked by built-in shelving and framed by corner picture windows overlooking the sunny south-facing backyard. Come home to enjoy a grand kitchen with rich cabinetry, granite countertops, stainless steel appliances, a large island with sink, undermount lighting, and classic subway tile backsplash. A walk-through pantry connects seamlessly to the laundry and mudroom area, with a well-situated guest bath for excellent daily function. Upstairs, brand-new carpet leads to a spacious bonus room with large windows that overlook the foyer, creating a bright and open feel. The primary suite is a true retreat with a spacious vanity topped in granite, a charming makeup station, a corner soaker tub, and walk-in shower. Two additional king-sized bedrooms share a full bathroom with matching finishes. The basement offers a head start with framing begun, the bathroom started - ideal for future development. Outside, enjoy the oversized lot with a

pergola-covered upper deck and a large lower deck perfect for outdoor dining, entertaining, or relaxing in the south sun. Bayside Circle is surrounded by the community's renowned canal system, offering pathways, water activities, skating, and hockey right at your doorstep. Additional features include gleaming hardwood floors on the main floor, fresh paint throughout, new carpet upstairs, and smart exterior lighting. This home is close to schools, shopping, and amenities yet perfectly tucked away on a quiet, prestigious street. A true Bayside gem—simply move in and enjoy. Call for a private showing today.