



**2306 Bayside Circle SW
Airdrie, Alberta**

MLS # A2280573



\$775,000

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|------------------|----------------------------|---------------|-------------------|
| Division: | Bayside | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,983 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.11 Acre | | |
| Lot Feat: | Back Yard, Rectangular Lot | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry | | |
| Inclusions: | TV and TV mount in the basement | | |

Immaculate, beautifully upgraded, and ideally located on a quiet crescent, this stunning home in Airdrie's sought-after Bayside community offers the perfect blend of comfort, functionality, and long-term potential—just steps from scenic canals, walking paths, and a nearby elementary school. With nearly 2,000 sq ft above grade plus a fully developed basement, this 3-bedroom, 3.5-bathroom home is designed for modern family living. The bright main level features 9 ft ceilings, hardwood flooring, and an open-concept layout centered around a cozy gas fireplace. The kitchen is both stylish and practical, offering quartz countertops, maple cabinetry, stainless steel appliances, and ample storage and prep space. A main-floor office/den adds valuable flexibility; ideal for working from home or creating a private study. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, and three generous bedrooms. The primary suite is a true retreat, complete with a walk-in closet, soaker tub, and separate shower. The fully developed basement adds even more versatility and includes a separate entrance with private foyer, offering excellent potential for future suite development (subject to City of Airdrie guidelines). Additional updates include a new gas on-demand hot water system for improved efficiency and peace of mind. Outside, enjoy the sunny south-facing backyard featuring a full-width cedar deck and beautifully landscaped yard—perfect for summer BBQs and relaxing evenings. With access to over 6 km of walking paths and the scenic canals of Bayside, this is a home and lifestyle you'll love. Move-in ready and filled with upgrades in one of Airdrie's best family communities—book your private showing today!