



GRASSROOTS
REALTY GROUP

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2306 Bayside Circle SW
Airdrie, Alberta

MLS # A2280573



\$775,000

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!

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