



GRASSROOTS
REALTY GROUP

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2334 Bayside Circle SW
Airdrie, Alberta

MLS # A2296429



\$669,900

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,999 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Dog Run Fenced In, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 2334 Bayside Circle! This beautifully designed two-storey home offers exceptional functionality, abundant natural light, and a warm, inviting atmosphere throughout. With its desirable south-facing exposure, this home is filled with sunshine year-round, creating a bright, uplifting living experience. The main floor features a thoughtfully designed layout that is perfect for both everyday living and entertaining. The kitchen is the heart of the home, featuring a large centre island, sleek quartz countertops, and stainless steel appliances, ideal for family gatherings or hosting friends. The adjoining family room is anchored by a cozy gas fireplace, creating the perfect space to unwind at the end of the day. Upstairs, you'll find a fantastic bonus family room, perfect for movie nights, a play area, or a quiet retreat. Two generously sized bedrooms provide ample space for the kids, while the spacious primary bedroom offers a true escape. The stunning 5-piece ensuite includes a soaker tub, a standalone shower, and plenty of room to relax and recharge. Convenience is key with an upstairs laundry room located just off the primary, along with a well-appointed 4-piece main bathroom. The fully developed basement expands your living space with a large flex area, ideal for a home gym, media room, or office, along with a fourth bedroom and a 3-piece bathroom, perfect for guests or growing families. Step outside to a fantastic-sized backyard designed for enjoyment. Featuring an accessible deck, a large patio, and plenty of room for kids to run and play, this outdoor space is ready for summer living. Perfectly situated just across the street from scenic pathways and canals, this home offers a lifestyle of convenience and connection to nature, ideal for morning runs, evening strolls, or family bike rides. This is the perfect blend of comfort, function, and

location—ready to welcome you home.