



GRASSROOTS
REALTY GROUP

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2413 Bayside Circle SW
Airdrie, Alberta

MLS # A2211926



\$1,150,000

Division:	Bayside		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,508 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Heated Garage, Insulated, Tandem, Triple Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn, Rectangular Lot, F		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	Desk in Office + 2 chairs + Steno chair, Hot-Tub, Kayaks, Paddle Boat, 2 awnings, Shed, TV Mounts		

OPEN HOUSE Sat 1-4pm***Welcome to this meticulously upgraded walkout bungalow in Bayside, offering canal-front living with a west-facing backyard built for all-season enjoyment. The main floor features approx 1500 sq ft with vaulted ceilings and an open layout connecting the front office, kitchen, living, and dining areas. Enjoy the main floor office featuring built-in cinnamon-stained maple cabinets, and custom desk. Gleaming hardwood and gas fireplace flanked by custom built-ins with beautiful stone floor-ceiling feature. The primary bedroom on the main level offers canal views, a spacious walk-in closet, and a large 5-piece ensuite. The kitchen has been refreshed with upgraded appliances, including a remarkably quiet Bosch dishwasher, fridge, and microwave. Built-in audio is wired throughout the home as well as the exterior, with everything in place for full-home integration. The fully developed walkout level offers approx 1462 sq ft, three bedrooms - one with double drywall-insulation for a sound resistant room, great for that musician or gamer in the family. The spacious family room hosts second gas fireplace, flanked by beautiful custom built-ins millwork, a full wet bar, and a bathroom with in-floor heating. The heated triple garage provides plenty of space, with enough headroom to fit a full-sized pick-up truck and loads of storage-workshop space. Recent mechanical upgrades include dual high-efficiency TRANE furnaces, a powerful new central A/C system, and a tankless hot water heater for on-demand performance. Outside, enjoy a nautical-themed backyard complete with upper deck privacy panels, custom outdoor lighting, retractable awnings, a hot tub, and mature landscaping that includes a white blossom tree and a gold willow. With major upgrades throughout and an unbeatable location on the canal, this home delivers comfort, function, and lifestyle in equal measure. Call

your Realtor or book a private showing today!