# \$849,000 - 2306 Bayside Circle Sw, Airdrie

MLS® #A2218353

## \$849,000

3 Bedroom, 4.00 Bathroom, 1,974 sqft Residential on 0.11 Acres

Bayside, Airdrie, Alberta

Hello, Gorgeous! Welcome to 2306 Bayside Circle SW in the heart of Airdrie's sought-after Bayside community! This immaculate 3-bedroom, 3.5-bathroom home with nearly 2,000 sq ft above grade and a fully developed basement offers exceptional flexibility and family-friendly living. Located on a quiet crescent, this beautifully upgraded property features 9 ft ceilings, quartz countertops, stainless steel appliances, maple cabinetry, hardwood flooring, and a gas fireplace. The main floor offers a private office/den, perfect for working from home, while upstairs you'II find a spacious bonus room, upper floor laundry, and a bright primary suite with a soaker tub, separate shower, and walk-in closet. The fully developed basement with a separate entrance and private foyer offers excellent potential for multigenerational living or future suite development (subject to City of Airdrie guidelines). Additional updates include a new gas on-demand water heater. Enjoy the sunny, south-facing backyard with a full-width cedar deck and beautifully landscaped yard â€" ideal for summer entertaining. Located close to scenic canals, over 6 km of walking paths, and just a short walk to the nearby elementary school. This stunning home offers the perfect blend of comfort, location, and future potential â€" book your showing today!







Built in 2013

#### **Essential Information**

MLS® # A2218353 Price \$849,000

Bedrooms 3
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 1,974 Acres 0.11 Year Built 2013

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

## **Community Information**

Address 2306 Bayside Circle Sw

Subdivision Bayside
City Airdrie
County Airdrie
Province Alberta
Postal Code T4B 0V4

#### **Amenities**

Parking Spaces 2

Parking Double Garage Attached, Driveway, Garage Faces Front

# of Garages 2

#### Interior

Interior Features Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry,

Soaking Tub, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Garburator,

Microwave Hood Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 2

Fireplaces Basement, Gas, Living Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Low Maintenance Landscape, Rectangular Lot

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 7th, 2025

Days on Market 113

Zoning R1

# **Listing Details**

Listing Office Royal LePage Benchmark

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