



GRASSROOTS
REALTY GROUP

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2306 Bayside Circle SW
Airdrie, Alberta

MLS # A2218353



\$849,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,974 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: All TV mounts

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'll 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 — 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 — book your showing today!