



**2201 Bayside Circle SW
Airdrie, Alberta**

MLS # A2313254



\$889,000

Division:	Bayside		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,495 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Door Opener, Heated Garage,		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Corner Lot, Dog Run Fer		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Double Vanity, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)

Inclusions: Garage Heater, Laundry Drying rack, Art display curtain wire

Hello, Gorgeous! Welcome to 2201 Bayside Circle SW in the highly sought-after community of Bayside in Airdrie. Perfectly positioned on a premium corner lot backing onto green space with canal views, this beautifully maintained 2-storey home offers nearly 2,500 sq ft above grade, 4 bedrooms upstairs, an oversized heated garage, and a thoughtfully designed layout ideal for active families. Filled with natural light and showcasing both sunrise and sunset views from the main living spaces, this home blends everyday functionality with elevated comfort. The bright open-concept main floor features a gorgeous white kitchen with quartz countertops, stainless steel appliances, a large island with additional storage, corner sink overlooking the green space, walk-through pantry with custom MDF shelving, spacious dining area, and a welcoming living room perfect for gathering. A front den/flex room creates the ideal home office or homework space, while the mudroom offers built-ins, bench seating, and excellent storage for busy family life. Upstairs, you’ll find 4 generously sized bedrooms, upper laundry with sink and cabinetry, a spacious vaulted bonus room with feature wall, and a stunning primary retreat complete with a walk-in closet and luxurious 5-piece ensuite featuring dual vanities, corner soaker tub, separate water closet, and upgraded finishes throughout. Additional features include Hunter Douglas top-down bottom-up blinds, blackout blinds in bedrooms, newer lighting, and MDF closet shelving throughout. The unfinished basement offers 9’ ceilings and is partially framed for future development, allowing incredible flexibility for growing families. Outside, enjoy a beautifully landscaped south-facing backyard with a oversized two-tier deck, glass railings, pergola, dog run, upgraded fencing, two storage sheds including one insulated shed with electrical

and workbench, plus direct access to pathways, canals, parks, and outdoor recreation. Recent upgrades include hot water on demand (2024), HEPA furnace filtration system (2024), blow-in attic insulation (2024), washer & dryer (2024), microwave & hood fan (2025), Bosch dishwasher (2026), water softener, garburator, smart thermostat, and solar rough-in. Located walking distance to Nose Creek Elementary, WH Croxford schools, parks, playgrounds, shopping, restaurants, childcare, and scenic pathway systems, this is an exceptional opportunity to own a move-in ready family home in one of Airdrie's most desirable canal communities.