

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

MLS® #A2218353

**\$849,000**

3 Bedroom, 4.00 Bathroom, 1,974 sqft

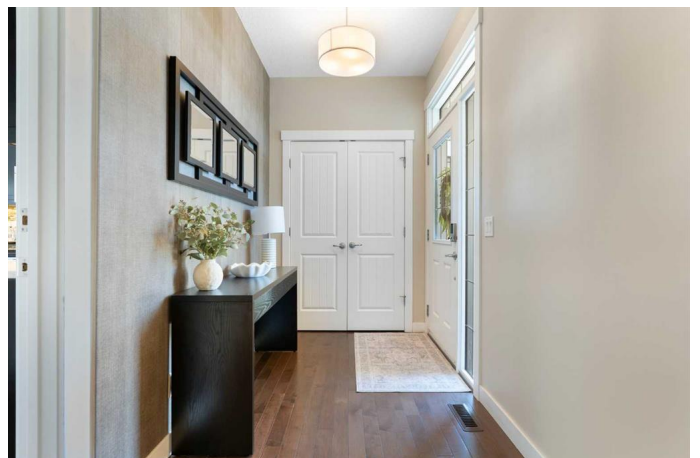
Residential on 0.11 Acres

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'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!

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 | 138           |
| Zoning         | R1            |

**Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | Royal LePage Benchmark |
|----------------|------------------------|

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