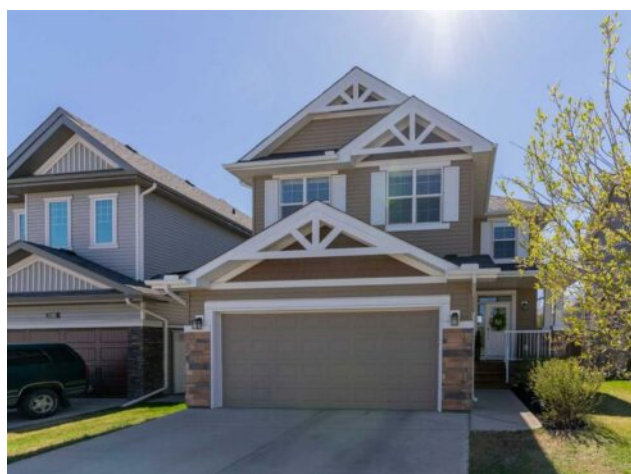


2306 Bayside Circle SW
Airdrie, Alberta

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!