

**2306 Bayside Circle SW**  
**Airdrie, Alberta**

**MLS # A2280573**



**\$775,000**

<b>Division:</b>	Bayside		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,983 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Kitchen Island, Open Floorplan, Pantry		

**Inclusions:** TV and TV mount in the basement

Immaculate, beautifully upgraded, and ideally located on a quiet crescent, this stunning home in Airdrie's sought-after Bayside community offers the perfect blend of comfort, functionality, and long-term potential—just steps from scenic canals, walking paths, and a nearby elementary school. With nearly 2,000 sq ft above grade plus a fully developed basement, this 3-bedroom, 3.5-bathroom home is designed for modern family living. The bright main level features 9 ft ceilings, hardwood flooring, and an open-concept layout centered around a cozy gas fireplace. The kitchen is both stylish and practical, offering quartz countertops, maple cabinetry, stainless steel appliances, and ample storage and prep space. A main-floor office/den adds valuable flexibility—ideal for working from home or creating a private study. Upstairs, you'll find a spacious bonus room, convenient upper-floor laundry, and three generous bedrooms. The primary suite is a true retreat, complete with a walk-in closet, soaker tub, and separate shower. The fully developed basement adds even more versatility and includes a separate entrance with private foyer, offering excellent potential for future suite development (subject to City of Airdrie guidelines). Additional updates include a new gas on-demand hot water system for improved efficiency and peace of mind. Outside, enjoy the sunny south-facing backyard featuring a full-width cedar deck and beautifully landscaped yard—perfect for summer BBQs and relaxing evenings. With access to over 6 km of walking paths and the scenic canals of Bayside, this is a home and lifestyle you'll love. Move-in ready and filled with upgrades in one of Airdrie's best family communities—book your private showing today!