

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

MLS® #A2218353

## \$849,000

3 Bedroom, 4.00 Bathroom, 1,974 sqft

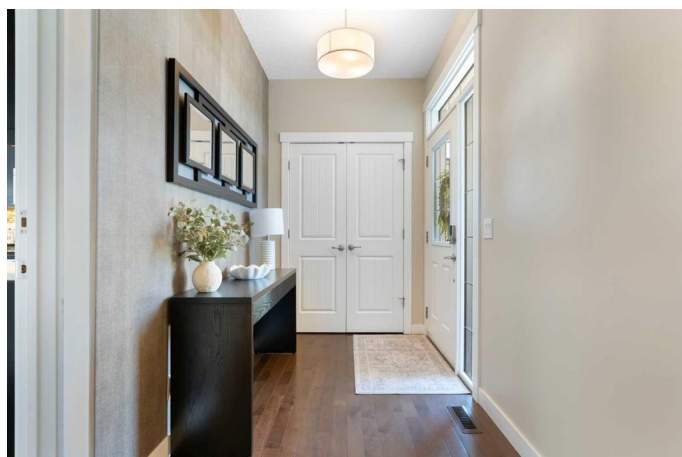
Residential on 0.11 Acres

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 youâ€™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 â€“ 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 â€“ 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	61
Zoning	R1

**Listing Details**

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.