



## 2306 Bayside Circle Airdrie Alberta

\$775,000

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! (id:6769)

3pc Bathroom 9.00 Ft x 7.08 Ft

Office 8.50 Ft x 11.92 Ft

Recreational, Games room 25.75 Ft x 29.75 Ft

Furnace 8.42 Ft x 7.75 Ft

2pc Bathroom 4.75 Ft x 4.75 Ft

Dining room 13.08 Ft x 7.75 Ft

Foyer 11.58 Ft x 5.50 Ft

Office 9.08 Ft x 9.17 Ft

4pc Bathroom 9.67 Ft x 4.83 Ft

4pc Bathroom 9.08 Ft x 10.58 Ft

Bedroom 9.67 Ft x 11.25 Ft

Primary Bedroom 13.92 Ft x 13.92 Ft

Bedroom 12.58 Ft x 9.75 Ft

Family room 19.00 Ft x 13.58 Ft

Listing Presented By:



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**RE/MAX Realty Professionals**

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Kitchen 13.75 Ft x 13.17 Ft

Laundry room 9.17 Ft x 5.50 Ft

Living room 13.92 Ft x 15.75 Ft