

# \$1,150,000 - 2413 Bayside Circle Sw, Airdrie

MLS® #A2211926

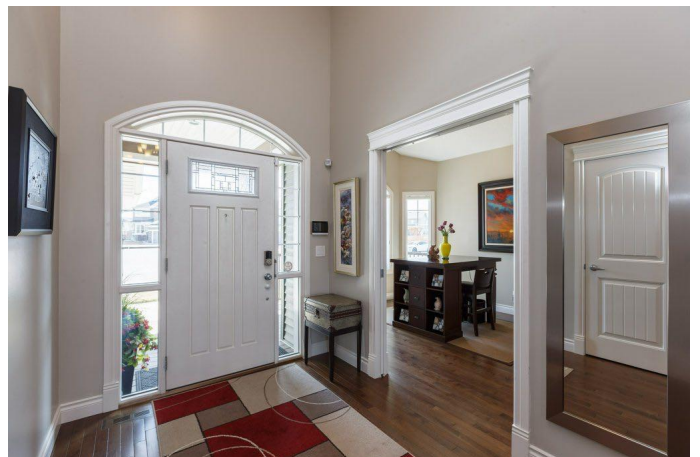
**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.17 Acres

Bayside, Airdrie, Alberta

Welcome to this meticulously upgraded walkout bungalow in Bayside, offering canal-front living with a west-facing backyard built for all-season enjoyment. The main floor features approx 1500 sq ft with vaulted ceilings and an open layout connecting the front office, kitchen, living, and dining areas. Enjoy the main floor office featuring built-in cinnamon-stained maple cabinets, and custom desk. Gleaming hardwood and gas fireplace flanked by custom built-ins with beautiful stone floor-ceiling feature. The primary bedroom on the main level offers canal views, a spacious walk-in closet, and a large 5-piece ensuite. The kitchen has been refreshed with upgraded appliances, including a remarkably quiet Bosch dishwasher, fridge, and microwave. Built-in audio is wired throughout the home as well as the exterior, with everything in place for full-home integration. The fully developed walkout level offers approx 1462 sq ft, three bedrooms - one with double drywall-insulation for a sound resistant room, great for that musician or gamer in the family. The spacious family room hosts second gas fireplace, flanked by beautiful custom built-ins millwork, a full wet bar, and a bathroom with in-floor heating. The heated triple garage provides plenty of space, with enough headroom to fit a full-sized pick-up truck and loads of storage-workshop space. Recent mechanical upgrades include dual high-efficiency TRANE furnaces, a powerful new central A/C system, and a tankless hot water heater for on-demand



performance. Outside, enjoy a nautical-themed backyard complete with upper deck privacy panels, custom outdoor lighting, retractable awnings, a hot tub, and mature landscaping that includes a white blossom tree and a gold willow. With major upgrades throughout and an unbeatable location on the canal, this home delivers comfort, function, and lifestyle in equal measure. Call your Realtor or book a private showing today!

Built in 2012

**Essential Information**

MLS® #	A2211926
Price	\$1,150,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,508
Acres	0.17
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	2413 Bayside Circle Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0V3

**Amenities**

Parking Spaces	5
Parking	Heated Garage, Insulated, Triple Garage Attached, Tandem

# of Garages	3
Is Waterfront	Yes

## Interior

Interior Features	Built-in Features, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound
Appliances	Bar Fridge, Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle, Stone
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Other
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Rectangular Lot, Underground Sprinklers, Gentle Sloping, Waterfront
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	April 17th, 2025
Days on Market	33
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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