

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

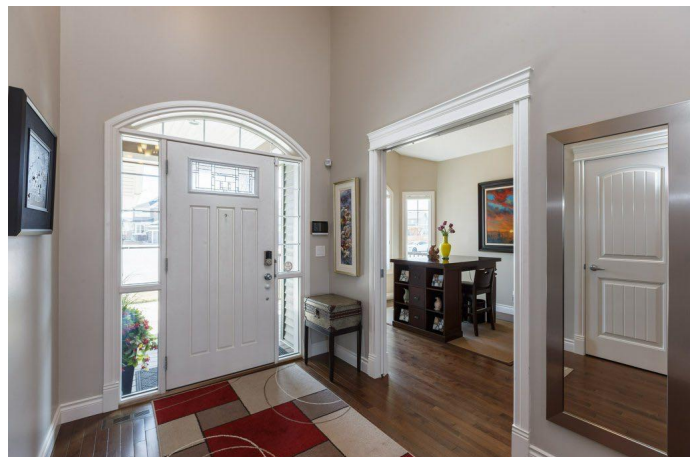
MLS® #A2211926

**\$1,150,000**

4 Bedroom, 3.00 Bathroom, 1,508 sqft  
Residential on 0.17 Acres

Bayside, Airdrie, Alberta

**\*\*OPEN HOUSE Sat & Sun 1-4pm\*\*** 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 cabinets, and custom desk. Gleaming hardwoods 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, Tandem, Triple Garage Attached

# 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 Central Air Conditioner, Dishwasher, Electric Range, Garage Control(s), Microwave, Oven-Built-In, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge  
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 6  
Zoning R1

### Listing Details

Listing Office eXp Realty

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