# \$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 35 Zoning R1

## **Listing Details**

Listing Office eXp Realty

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