

# \$1,099,900 - 2233 Bayside Circle Sw, Airdrie

MLS® #A2192920

**\$1,099,900**

4 Bedroom, 4.00 Bathroom, 2,694 sqft

Residential on 0.14 Acres

Bayside, Airdrie, Alberta

**\*\* OPEN HOUSE Friday, June 6th 6-8pm & Sunday, June 8th 1-4pm \*\*Sellers Motivated to Sell\*\* Welcome to NEARLY 4,000 Square Feet BACKING ONTO THE CANAL in Bayside! Out front you'll notice the SYNTHETIC TURF for easy maintenance, and the HUGE 23'3" x 23'10" GARAGE. Moving inside you'll notice the AIR CONDITIONING as you come to the wide open main space. The kitchen features a HUGE QUARTZ ISLAND, Upgraded Appliances, and tons of cabinet space, complete with a WALK-THROUGH PANTRY. You'll also notice the HEATED FLOORS IN KITCHEN and through the mudroom. The living room features a beautiful rock wall, and plenty of room for all your furniture. The dining area is large enough for the biggest kitchen tables. Off the dining room you'll find the patio door out to your HOUSE WIDE BACK DECK, with COMPOSITE DECKING. The main level is complete with a flex room, and half bathroom. Moving upstairs you'll come to the bonus room with VAULTED CEILING. Moving into the master bedroom you'll see that vault continues into here. The master features a 4-PIECE with a HUGE SHOWER with 2 shower heads, double sinks, and lots of counter space. You'll also enjoy the UPPER LAUNDRY room being connected to the en-suite for easy access. In the rest of the upper level you'll find the HUGE 2ND and 3RD BEDROOMS. These are the biggest secondary rooms you'll find in Airdrie. Moving downstairs you'll come to the wide open rec**



room, featuring a bar area & theatre area, and of course lots of natural light through the WALK-OUT BASEMENT windows. In the rest of the basement you'll find a full bathroom, 4th bedroom, and a great hobby room! Now moving out back is where this home really shines. The triple tiered backyard with stone retaining walls is a must see! On the top level you'll find a stamped concrete patio & garden beds. The middle tier features a firepit area and grass space for playing with UNDERGROUND SPRINKLERS, and of course the bottom level leads you onto your PRIVATE DOCK on the water! Book your showing today!

Built in 2012

### **Essential Information**

MLS® #	A2192920
Price	\$1,099,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,694
Acres	0.14
Year Built	2012
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	2233 Bayside Circle Sw
Subdivision	Bayside
City	Airdrie
County	Airdrie
Province	Alberta
Postal Code	T4B 0Y6

## Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	Creek, Lake Front, Waterfront

## Interior

Interior Features	Double Vanity, No Smoking Home, Quartz Counters, Storage, Bar, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Bar Fridge, Built-In Refrigerator, Gas Oven, Water Softener
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Walk-Out

## Exterior

Exterior Features	Balcony, Dock, Fire Pit
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Creek/River/Stream/Pond, Lake
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 7th, 2025
Days on Market	118
Zoning	R1

## Listing Details

Listing Office	Real Broker
----------------	-------------

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.