

# \$999,900 - 2413 Bayside Circle Sw, Airdrie

MLS® #A2211926

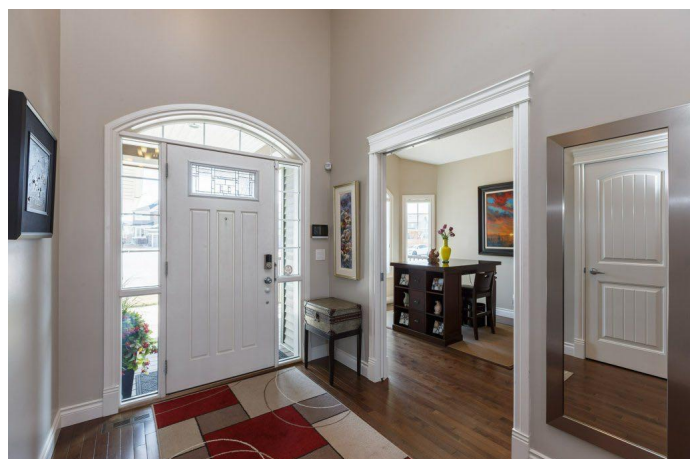
**\$999,900**

4 Bedroom, 3.00 Bathroom, 1,508 sqft

Residential on 0.17 Acres

Bayside, Airdrie, Alberta

Immaculate | Private West waterfront back yard | Great Price! Welcome to this meticulous McKee Homes upgraded 4 bedroom + DEN walkout bungalow in Bayside, offering canal-front living with a west-facing private 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 (3) 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



NEW dual high-efficiency TRANE furnaces, a powerful new central A/C system, and a new 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          | \$999,900   |
| 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        | Double Garage Attached, Driveway, Concrete Driveway, Garage Faces Front, 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, Refrigerator, Washer/Dryer, Window Coverings, Bar Fridge, Oven-Built-In, Range Hood                                           |
| 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 | 59               |
| Zoning         | R1               |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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.