

# HELLO, *Gorgeous!*

## 2201 BAYSIDE CIRCLE SW AIRDRIE

### Hello Gorgeous — Bayside Beauty with Canal Views

Perfectly positioned on a premium corner lot backing onto green space with canal views, this beautifully maintained home offers the perfect blend of functionality, style, and outdoor living. Filled with natural light and showcasing both sunrise and sunset views from the kitchen and living room, this bright open-concept home features a neutral colour palette, newer lighting, and thoughtful upgrades throughout.

#### Interior Features

- Bright open-concept layout with tons of windows
- Gorgeous white kitchen with stainless steel appliances
- Large island with quartz countertops & additional storage
- Corner sink overlooking canal & green space
- Walk-through pantry with custom MDF shelving
- Front den/flex room perfect for a home office
- Spacious bonus room with vaulted ceilings & feature wall
- Large mudroom/boot room with built-ins, bench & storage
- Upstairs laundry room with sink & cabinetry
- 4 bedrooms upstairs
- Primary retreat featuring:
  - Feature wall
  - Walk-in closet
  - 5-piece ensuite
  - Corner soaker tub
  - Dual vanity
  - Private water closet
- Wallpapered powder room with wainscotting
- Top-down bottom-up Hunter Douglas blinds
- Blackout blinds in bedrooms
- MDF shelving in all closets
- 9' basement ceilings
- Partially framed basement ready for future development

#### Outdoor & Garage Features

- South-facing backyard with incredible privacy
- Two-tier deck with glass railing
- Pergola for added comfort & privacy
- Dog run
- Landscaped yard with room for kids & pets

- Two sheds including one insulated shed with electrical, lighting & workbench
- Oversized heated double garage (23.5' x 23') with shelving & workbench
- Upgraded fencing
- Great curb appeal

### **Mechanical & Upgrades**

- Hot water on demand (2024)
- HEPA furnace filtration system (2024)
- Blow-in attic insulation (2024)
- Washer & dryer (2024)
- Microwave & hood fan (2025)
- Bosch dishwasher (2026)
- Water softener
- Garburator
- Smart thermostat
- Solar rough-in

### **Location Highlights**

- Backing onto pathways, canals & green space
- Walking distance to:
  - Nose Creek Elementary School
  - WH Croxford School
  - Parks & playgrounds
  - Bayside amenities including restaurants, childcare, medical, dental & shopping
- Amazing pathway system perfect for walking & running

A rare opportunity to own a bright, upgraded family home in the highly sought-after community of Bayside!

**LET'S MAKE YOUR NEXT MOVE A POSITIVE ONE!**

**TARA MOLINA** c: 403.809.4639 e: tara@taramolina.com

**SHAUNA ALLEN** c: 587.247.6683 e: shauna@taramolina.com

**TARAMOLINA.COM**

*HELLO,  
Gorgeous!*

T A R A M O L I N A  
— REAL ESTATE GROUP —

**ROYAL LEPAGE**  
Benchmark