



GRASSROOTS
REALTY GROUP

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**280 Canals Crossing SW
Airdrie, Alberta**

MLS # A2213295



\$459,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,518 sq.ft.	Age:	2023 (2 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: NA

Welcome to the Canals, a highly desirable neighborhood centrally located in Airdrie. Presenting an exquisite townhome offering 1520 Sq. Ft. of Living Space, This awesome 3 story townhome with single attached garage is all you need, and is well maintained so you can just move in and call it yours. Situated on an end unit, this home is centrally located within Airdrie to lots of great shopping and schools, walking distance to parks. The upstairs main floor features gorgeous upgraded vinyl plank flooring, kitchen with quartz countertops, upgraded Kitchen aid STAINLESS STEEL appliances, waterfall kitchen island, pendant lighting. The living area is huge with intuitive floorplan for dining area as well as living room and large balcony. There is a charming 2 piece powder room on the main floor. On the third floor you will find a spacious primary suite, complete with WALK-IN CLOSET and ensuite bathroom complete with quartz counters. Across the hall you will also find 2 additional good size bedrooms and full bathroom. Beside the bathroom is a conveniently located laundry closet with Full Size Washer & Dryer. This home has everything you could ask for with a great location that is walking distance to coffee shops, grocery store and tons of trails along the canals.