



GRASSROOTS
REALTY GROUP

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261 Canals Circle SW
Airdrie, Alberta

MLS # A2213922



\$699,000

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,454 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Wet Bar		

Inclusions: Wood Wine Racks in Basement under Stairs, Basement Full Refrigerator

A MUST SEE PROPERTY in THE CANALS, minutes from the WATER and all of the amazing Recreational spots within this community. Welcome home to this FULLY finished 5 BEDROOM, 3/1 BATHROOM home, with over 3200 SQFT of Living space, there is room for the entire family! Enjoy a tranquil backyard BACKING ONTO GREEN SPACE, with 1 UPPER DECK and 1 LOWER DECK that is covered perfect for some shade on a hot summer day. Step inside and appreciate 9' ceilings, HARDWOOD floors, CENTRAL AC, NEWER STAINLESS-STEEL APPLIANCES, Refrigerator 2021, Dishwasher 2021, Stove 2020, FRONT load Washer/Dryer 2019. Main floor boasts a BRIGHT & OPEN CONCEPT FLOORPLAN featuring an OFFICE, large LIVING ROOM with a cozy gas fireplace, spacious kitchen featuring a corner WALK-IN PANTRY, BUILT IN desk station perfect for working from home or doing homework, a sit-up breakfast bar with enough space for everyone in the morning, and finishing off the area a DINING NOOK with lots of WINDOWS overlooking the LARGE landscaped & fenced back yard, complete w/ a dog run & storage shed. The Second Floor, is separated by a split staircase leading to a bonus room that has been converted to a spacious bedroom complete with a closet and large window. The second set of stairs leads to a GENEROUS Primary suite including a WALK-IN closet & 5 PIECE ENSUITE with separate shower, SOAKER TUB & DOUBLE VANITY, 2 additional bedrooms share another full bathroom. Downstairs features the 5th bedroom, 4th bathroom, a MASSIVE family room complete w/ wet bar, 2nd full refrigerator, and CUSTOM FITTED wood wine rack under the stairs storage. This is an incredible opportunity in a sought after LOCATION in the heart of AIRDRIE

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