

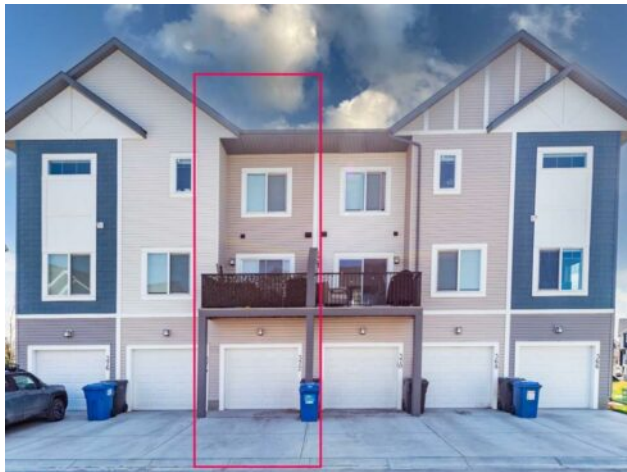


**GRASSROOTS**  
REALTY GROUP

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**372 Canals Crossing SW**  
**Airdrie, Alberta**

**MLS # A2220451**



**\$429,900**

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,417 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Beh		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	\$ 350
LLD:	-
Zoning:	R5
Utilities:	-

**Inclusions:** n/a

**LIVE BY THE WATER &mdash;** Stunning Townhome Backing Onto the Canals in the heart of Airdrie! This beautifully designed townhome offers the perfect blend of luxury, comfort, and nature. With its bright, spacious layout and breathtaking canal views, this home is an oasis of modern living. Enjoy the convenience of a single-attached garage and additional visitor parking &mdash; perfect for hosting family and friends. Step inside and be welcomed by a **BRIGHT** and **SPACIOUS** open-concept main floor, where the gourmet kitchen becomes the heart of your home, offering generous counter space and a perfect layout for cooking and entertaining. The large living room and a sunny dining area provide a seamless flow, perfect for gatherings or cozy evenings. A convenient 2-piece powder room adds functionality to the main level. Upstairs, discover three generously sized bedrooms, including a luxurious **PRIMARY SUITE** complete with a walk-in closet and a private 4-piece ensuite &mdash; your personal sanctuary. Two additional bedrooms and another 4-piece bathroom ensure space and comfort for family members or guests. The outdoor experience is truly unmatched &mdash; step out onto your **PRIVATE BALCONY** and embrace the calming views of the canal, where tranquil waters and colorful sunsets create a perfect setting for morning coffee or evening relaxation. Whether you're watching the ducks glide by or enjoying a peaceful walk along the canal trails, this location offers a serene escape from the everyday. Homes like this are rare to find! Whether you're a first-time buyer, looking for an investment property, or simply craving the lifestyle of living by the water, this townhome offers exceptional value and unparalleled quality of life.

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