



GRASSROOTS
REALTY GROUP

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**547 Canals Crossing SW
Airdrie, Alberta**

MLS # A2221890



\$409,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Few Trees, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Modern Townhome in the Sought-After Canals Community! Welcome to this beautifully designed modern townhome nestled in the desirable Canals neighborhood. This stunning property features 3 spacious bedrooms, 3.5 bathrooms, and a finished basement, all complemented by an attached garage for added convenience. Step into the chef's kitchen, where you'll find stainless steel appliances, sleek quartz countertops, and contemporary cabinetry — perfect for both daily living and entertaining. The bright and open living area is bathed in natural light, offering a warm and inviting space for gatherings. A convenient 2-piece powder room completes the main floor. Upstairs, retreat to two generously sized bedrooms, including a luxurious primary suite with a walk-in closet and a spa-inspired 4-piece ensuite. The laundry area is thoughtfully located on this level, just steps from the bedrooms. The builder finished basement offers incredible versatility with a large family room, a third bedroom, a full 4-piece bathroom, and extra storage — ideal for guests, a home office, or additional living space. Located close to schools, parks, and a wide range of amenities, this home combines style, comfort, and convenience at an affordable price. Whether you're a first-time buyer, downsizer, or investor, this is an opportunity you won't want to miss. Experience quality living in the Canals — schedule your showing today!