

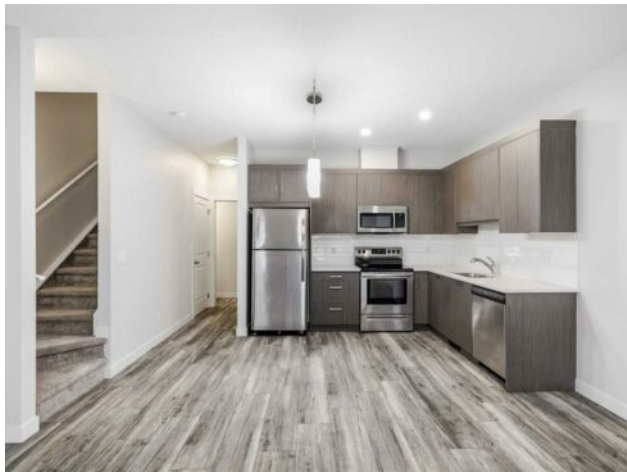


GRASSROOTS
REALTY GROUP

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**495 Canals Crossing SW
Airdrie, Alberta**

MLS # A2223451



\$400,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,153 sq.ft.	Age:	2019 (6 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Landscaped, Lawn, Level, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: N/A

Stylish and functional gem nestled in a highly sought-after complex! This well-appointed home features two primary bedrooms, each complete with a private ensuite, offering the ultimate in comfort and convenience. The bright and open main floor boasts sleek vinyl flooring, a modern kitchen with stainless steel appliances, and a seamless layout perfect for both relaxing and entertaining. Head upstairs to find laundry thoughtfully located on the upper level — no more hauling baskets up and down stairs! What truly sets this home apart? This unit has a basement (unfinished) — a coveted feature in this complex — with soaring 9-foot ceilings, providing a blank canvas to create your dream space! Enjoy the ease of a single attached garage and room on the driveway for another vehicle. A prime location just steps from top-rated schools, shops, restaurants, playgrounds, and walking paths. This is more than a townhome — it's a smart investment in lifestyle and potential. Don't miss your chance to own this one-of-a-kind property!