



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

## 456 CANALS Crossing SW Airdrie, Alberta

**MLS # A2223563**



# \$409,900

<b>Division:</b>	Canals		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,399 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 341
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

**Inclusions:** N/A

Welcome to this beautifully designed 2023 build townhouse in the highly sought-after Canals community in Airdrie. Offering 1,399 sq ft of thoughtfully planned living space across three levels, this home perfectly balances style and functionality. Step into the bright and airy main floor, where 9' ceilings and an open-concept layout are complemented by an abundance of natural light. The modern kitchen is a chef's dream, featuring stainless steel appliances, quartz countertops, soft-close cabinetry, and a large central island—ideal for entertaining or casual family meals. Upstairs, you'll find two spacious bedrooms, each with its own 4-piece ensuite and ample closet space, offering privacy and comfort. A versatile den and a convenient half bath are located on the entry level, adjacent to the attached garage with a full driveway—perfect for guests or a home office setup. Located just steps from shops, grocery stores, and scenic walking trails along the canals, this home offers the perfect mix of convenience and charm. Don't miss the virtual tour — your next home is waiting!