



GRASSROOTS
REALTY GROUP

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58 Canals Close SW
Airdrie, Alberta

MLS # A2224439



\$899,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,502 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Front Yard, Irregular Lot, Street Lighting, Tree		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to Your Dream Home in the Heart of The Canals & Airdrie's Premier Neighbourhood! Step into 2,502 sq. ft. of beautifully designed living space on two levels, situated on a spacious lot that offers both comfort and room to grow. Meticulously maintained by the original owners, this stunning home showcases pride of ownership throughout. The main floor welcomes you with a bright and open living area, anchored by a cozy gas fireplace and large windows that flood the space with natural light. The chef-inspired kitchen features a walk-through pantry with convenient access from the garage/mudroom & perfect for seamless grocery drop-offs. Upstairs, a vaulted-ceiling bonus room with expansive windows creates the ideal family hangout or entertainment space. The primary suite offers a peaceful retreat with a luxurious 5-piece ensuite, while three additional generously sized bedrooms and a full bath complete the upper level. The fully finished basement boasts an enormous recreation room, a fifth bedroom, and a full bathroom & providing versatile space for guests, teens, or extended family. Additional highlights include: Double heated garage with epoxy flooring & clean, durable, and perfect for all seasons Large lot in a quiet, family-friendly location Original owners & lovingly cared for and move-in ready Don't miss your chance to own this exceptional home in one of Airdrie's most sought-after communities!