



GRASSROOTS
REALTY GROUP

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30 Canals Circle SW
Airdrie, Alberta

MLS # A2225284



\$799,900

Division:	Canals		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,365 sq.ft.	Age:	2005 (20 yrs old)
Beds:	8	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer, Ceiling Fan(s), Garage Door Opener

Welcome to this beautifully maintained 2-storey home with a triple-car garage and total parking for 6 vehicles, located in the sought-after community of Canals in Airdrie. This open-to-below floor plan features large windows, hardwood and tile flooring, a spacious kitchen, and a cozy living area with a gas fireplace. A main floor bedroom with a full bathroom adds convenience and flexibility. Step out from the dining area to a large, private landscaped backyard with a good-sized deck — perfect for outdoor living. Upstairs offers 4 bedrooms and 2 full bathrooms, including a primary suite with a 4pc ensuite. The fully developed basement features an illegal suite with 3 bedrooms, a 4pc bath, full kitchen, separate laundry, and a private entrance — ideal for extended family or rental potential. Located close to schools, shopping, parks, and all amenities. With room for 6 vehicles, this home offers both space and functionality. Don’t miss out on this incredible opportunity in the family-friendly Canals community!