



GRASSROOTS
REALTY GROUP

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**394 Canals Crossing SW
Airdrie, Alberta**

MLS # A2228341

\$459,900



Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,575 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Creek/River/Stream/Pond		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan		

Inclusions:	N/A
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CORNER UNIT! LOW CONDO FEES!! BREATHTAKING CANAL VIEWS!! 3 BED - 2.5 BATH!! SEMI-DETACHED HOME WITH ATTACHED GARAGE & VISITOR PARKING IN FRONT!! 1500+ SQFT OF LIVING SPACE IN BEAUTIFUL CANALS! This stunning 3-LEVEL HOME offers space, style and an unbeatable location with views you'll fall in love with! Step inside from the ATTACHED GARAGE and head up to the bright and open MAIN FLOOR where you'll find a spacious kitchen, dining area and living room—all flowing together with ease. Large windows fill the space with natural light, and the deck off the kitchen offers STUNNING VIEWS OF THE CANAL—your own peaceful retreat with walking trails just steps away! The kitchen is loaded with cabinetry and a central island perfect for prepping, hosting or casual meals. A 2PC bath completes this level. Head upstairs to find 3 COMFORTABLE BEDROOMS and 2 FULL BATHS—including a PRIMARY SUITE with a WALK-IN CLOSET and a 4PC ENSUITE! Two more bedrooms share another full bath, and the CONVENIENT UPPER FLOOR LAUNDRY makes everyday life a breeze. With LOW CONDO FEES, an ATTACHED GARAGE, ADDITIONAL VISITOR PARKING and direct access to green space, walking trails, and the canal—this is the perfect blend of function, beauty, and lifestyle. CANAL-SIDE LIVING NEVER LOOKED THIS GOOD—COME EXPERIENCE IT FOR YOURSELF!