



GRASSROOTS
REALTY GROUP

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**252 Canals Crossing SW
Airdrie, Alberta**

MLS # A2229976



\$439,900

Division:	Canals		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,406 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Views		

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

Inclusions: n/a

Discover 252 Canals Crossing, a premier END-UNIT with stunning SOUTH-WEST FACING CANAL VIEWS from its balcony! This Stacked Townhome has numerous windows, offering plenty of natural light and sunshine! The open-concept main floor boasts 9ft ceilings, luxury vinyl plank flooring, sleek shaker-style cabinets, stainless steel appliances, quartz countertops, and a spacious island perfect for entertaining. An added feature, this main level features a cozy ELECTRIC FIREPLACE, and directly above it, a great spot to mount a TV for watching the game, or enjoying a movie night! Upstairs, the serene primary bedroom OVERLOOKS THE CANAL, featuring a 4-piece ensuite, quartz counters, and a generous walk-in closet. Two additional well-sized bedrooms also enjoy CANAL VIEWS. The upper level includes a convenient laundry, a 4-piece bathroom, and a linen closet. A single attached garage with driveway parking. Steps away from the CANAL and its pathway system which is a popular canoe, kayak and paddle boarding spot! Enjoy everything this wonderful community in Airdrie has to offer! Close to parks, pathways, schools, shopping, and dining, this home blends luxury and convenience. Call your favorite realtor to schedule a viewing today!