



GRASSROOTS
REALTY GROUP

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**547 Canals Crossing
Airdrie, Alberta**

MLS # A2233405



\$399,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,133 sq.ft.	Age:	2021 (4 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Low Maintenance Landscape, Paved, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 260
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Quartz Counters, Storage, Walk-In Closet(s)		

Inclusions: N/A

Step inside this exquisite and modern townhome, ideally situated in the highly desirable Canals neighborhood. Featuring 3 spacious bedrooms, 3.5 bathrooms, a fully finished basement, and an attached garage, this home offers both comfort and functionality for today's lifestyle. Step inside to a chef-inspired kitchen complete with stainless steel appliances, quartz countertops, and sleek, contemporary cabinetry, a perfect blend of style and practicality for everyday living and entertaining alike. The bright and open-concept living and dining areas are flooded with natural light, creating a warm, inviting space for gatherings. A stylish 2-piece powder room completes the main floor. Upstairs, unwind in the luxurious primary suite, which boasts a walk-in closet and a spa-like 4-piece ensuite. A second spacious bedroom and convenient upper-floor laundry offer added ease and comfort. The professionally finished basement provides incredible flexibility, featuring a large family room, third bedroom, full 4-piece bathroom, and ample storage space, ideal for hosting guests, working from home, or enjoying extra living space. Located just minutes from schools, parks, pathways, and a variety of amenities. This home is perfect for first-time buyers, downsizers, or investors looking for style, space, and value in a thriving community. Don't miss your chance to call the Canals home. Schedule your viewing today!