



GRASSROOTS
REALTY GROUP

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**457 Canals Crossing SW
Airdrie, Alberta**

MLS # A2235071



\$419,000

Division:	Canals		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,073 sq.ft.	Age:	2020 (5 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.04 Acre		
Lot Feat:	Level, Many Trees, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 339
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: N/A

Bright Corner Unit with Modern Finishes and Fully Developed Basement. This sun-filled corner unit offers south and west-facing windows, providing an abundance of natural light throughout the open-concept main floor. Featuring 9' ceilings, this spacious layout is perfect for both everyday living and entertaining. The modern kitchen boasts quartz countertops, a large island, stainless steel appliances, and ample cabinet and counter space—ideal for home cooks and entertainers alike. Upstairs, you'll find two generous bedrooms and a stylish 4-piece bathroom with a quartz vanity. Enjoy the convenience of upstairs laundry—no need to haul clothes up and down stairs. The fully finished basement includes a third bedroom, an additional 4-piece bathroom, and a versatile den perfect for a home office, gym, or flex space. This well-maintained home is move-in ready and located in a desirable neighborhood. Schedule your showing today—this one won't last!